HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: September 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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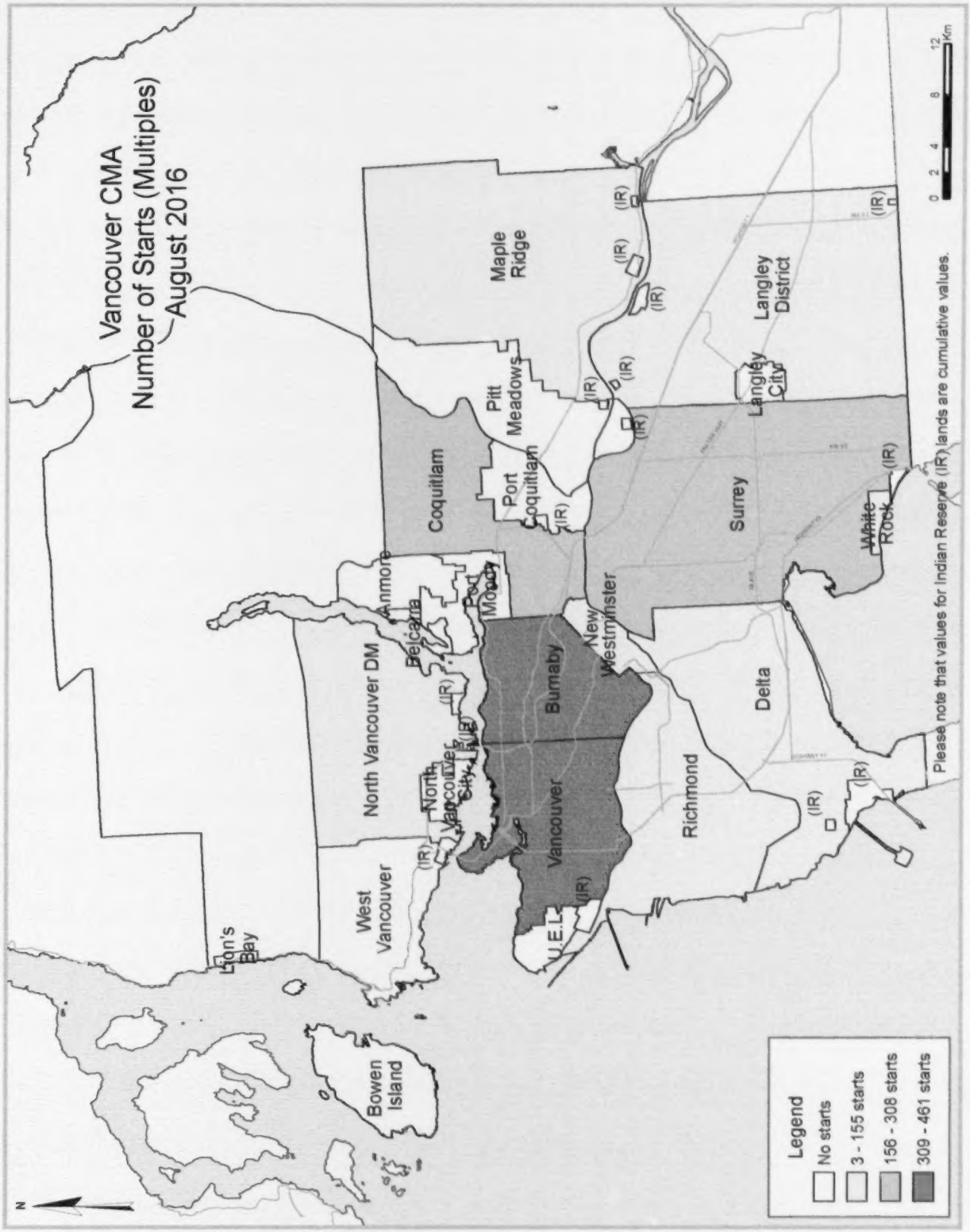
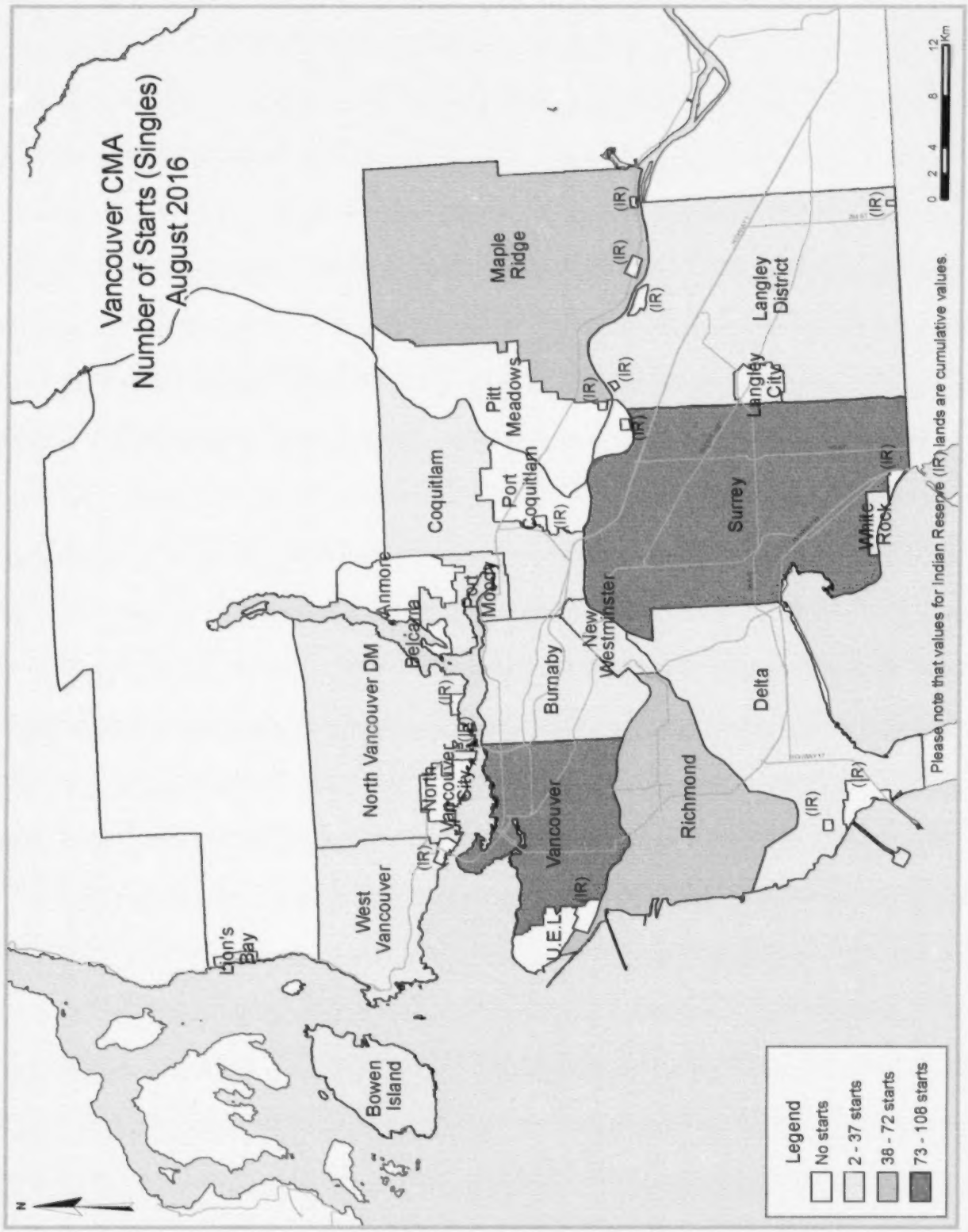
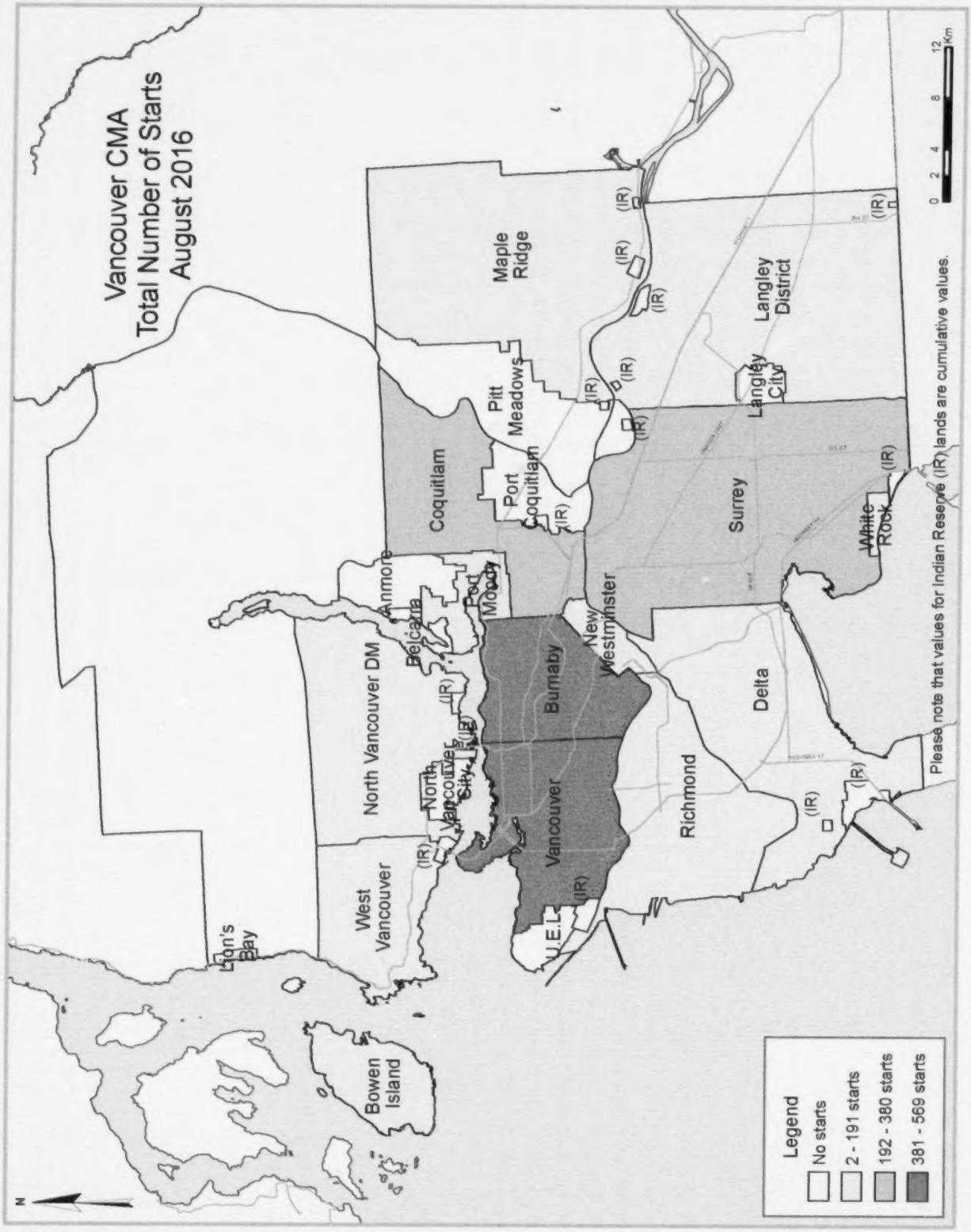
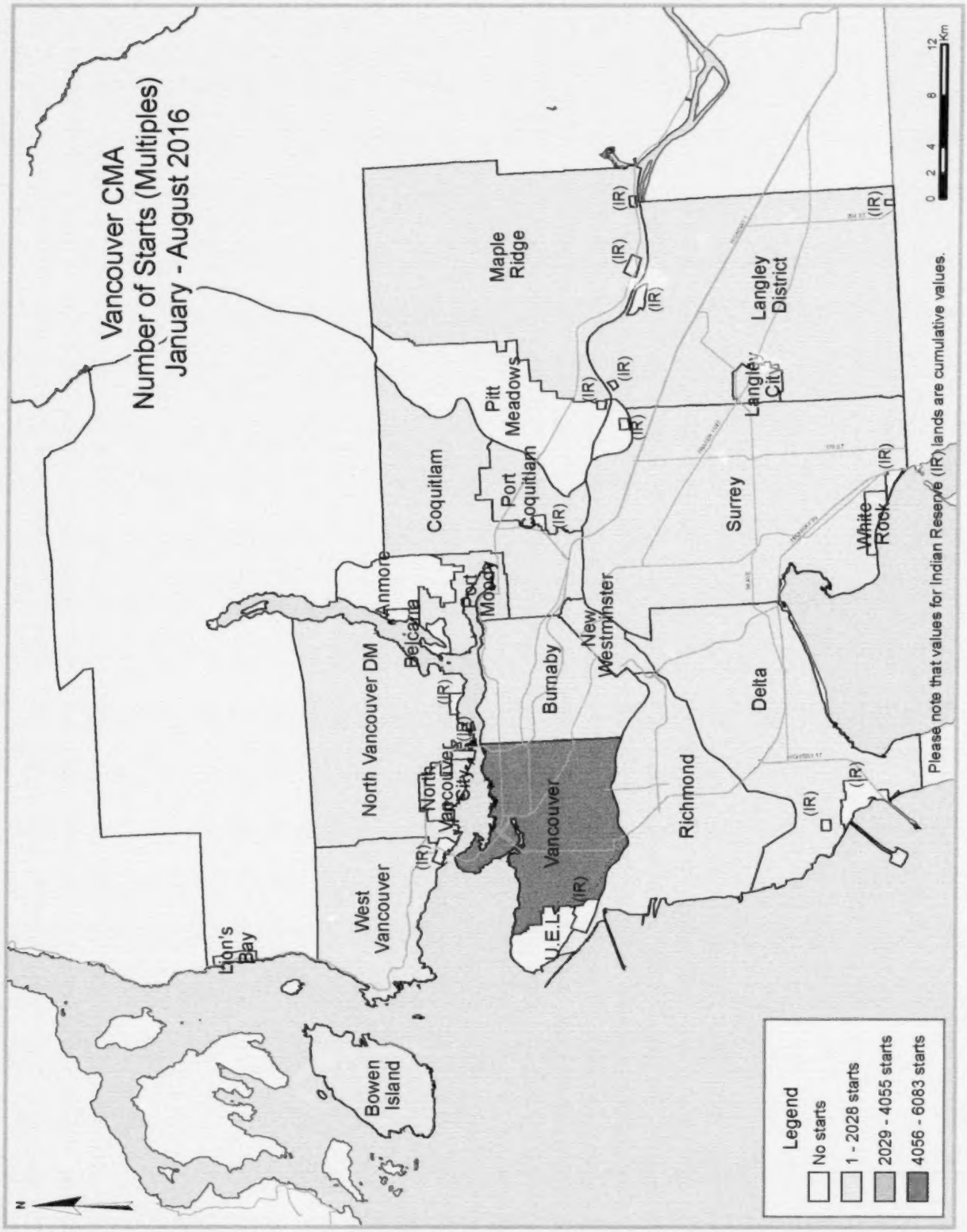
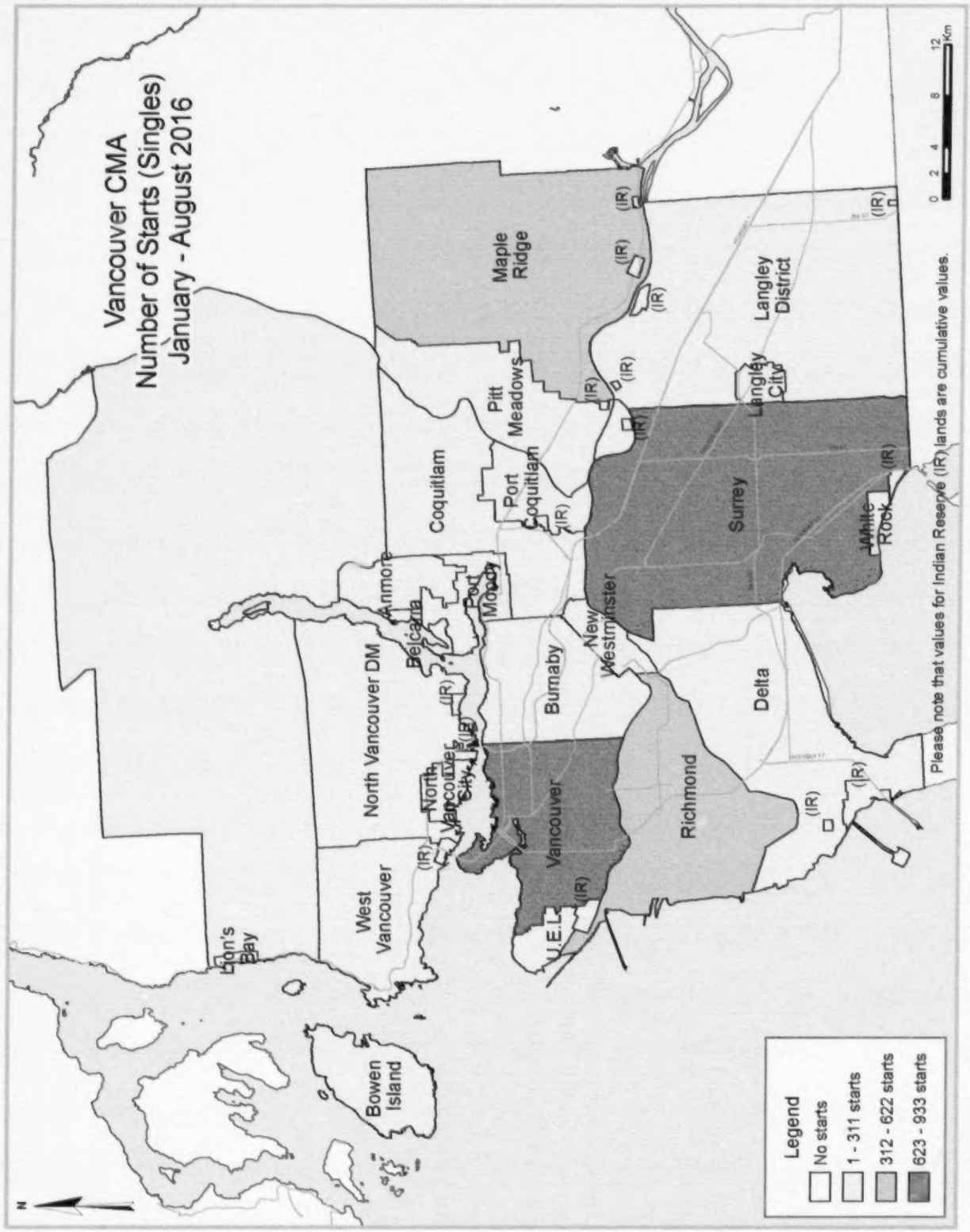
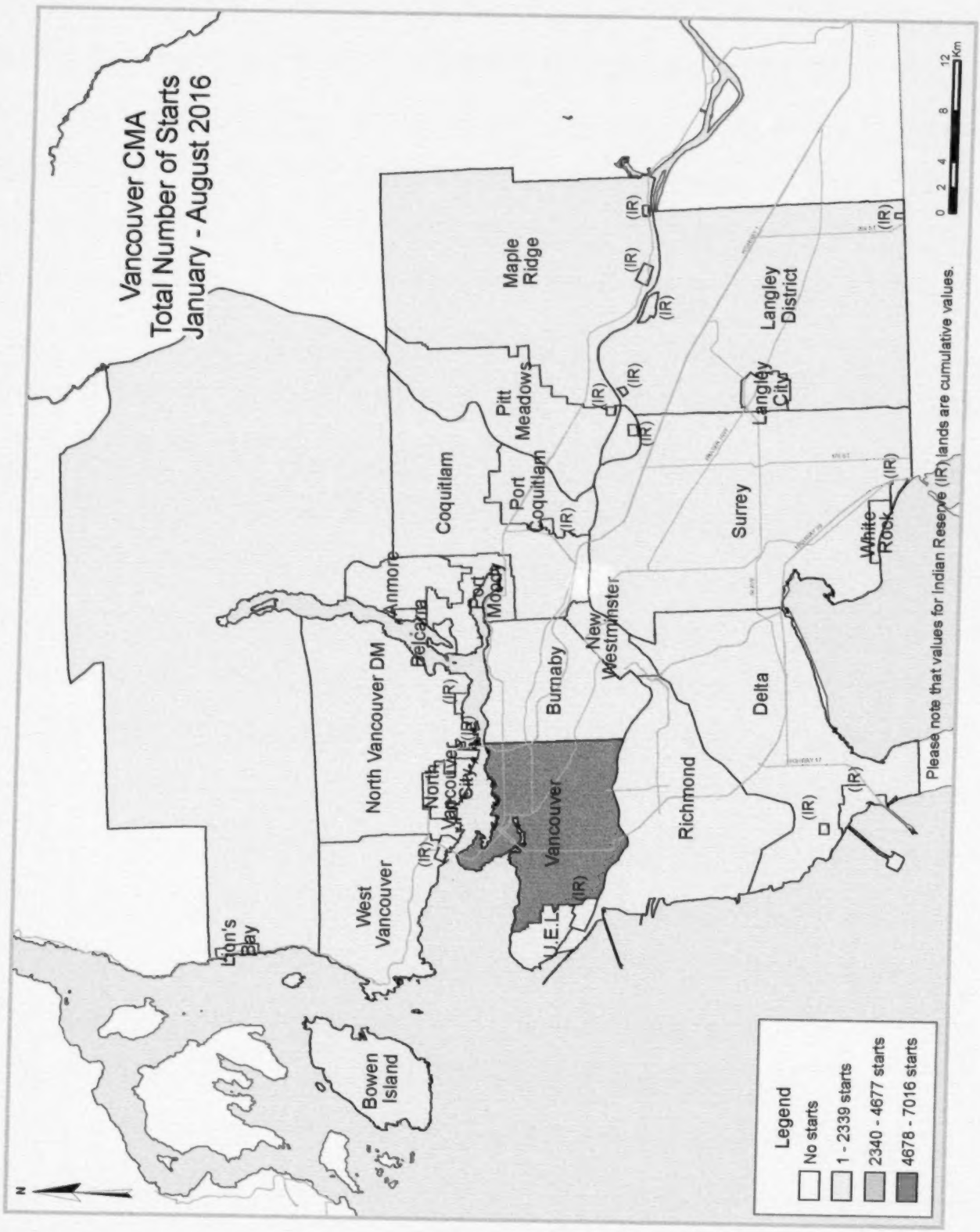

Vancouver CMA
Number of Starts (Multiples)
August 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
New Westminster
Burnaby
North Vancouver DM
North Vancouver City
Vancouver
Delta
Richmond
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
3 - 155 starts
156 - 308 starts
309 - 461 starts
N
0 2 4 8 12 Km

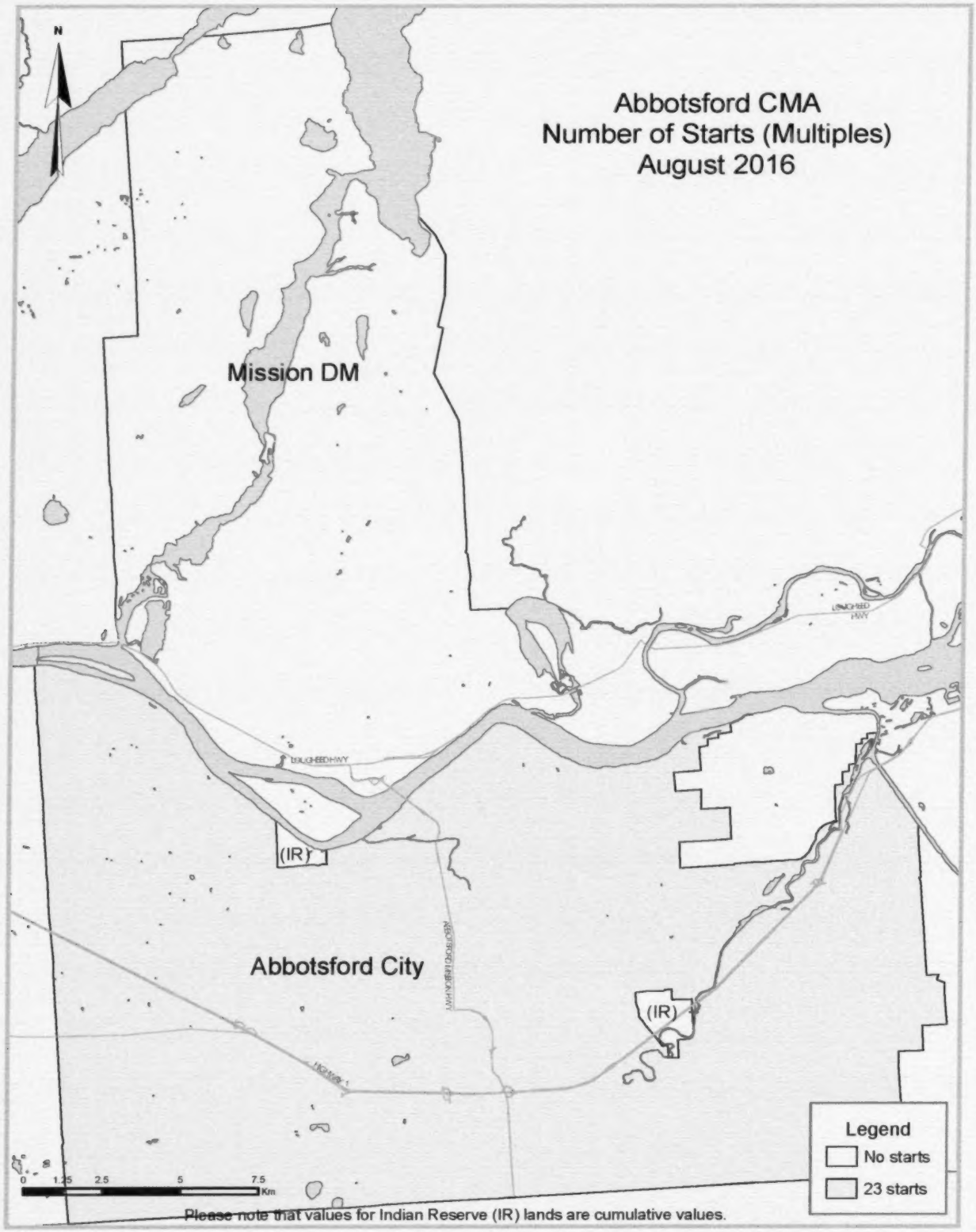

Vancouver CMA
Number of Starts (Singles)
August 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
New Westminster
Burnaby
North Vancouver DM
North Vancouver City
Vancouver
Richmond
Delta
West Vancouver
U.E.L.
Lion's Bay
Bowen Island
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
2 - 37 starts
38 - 72 starts
73 - 108 starts

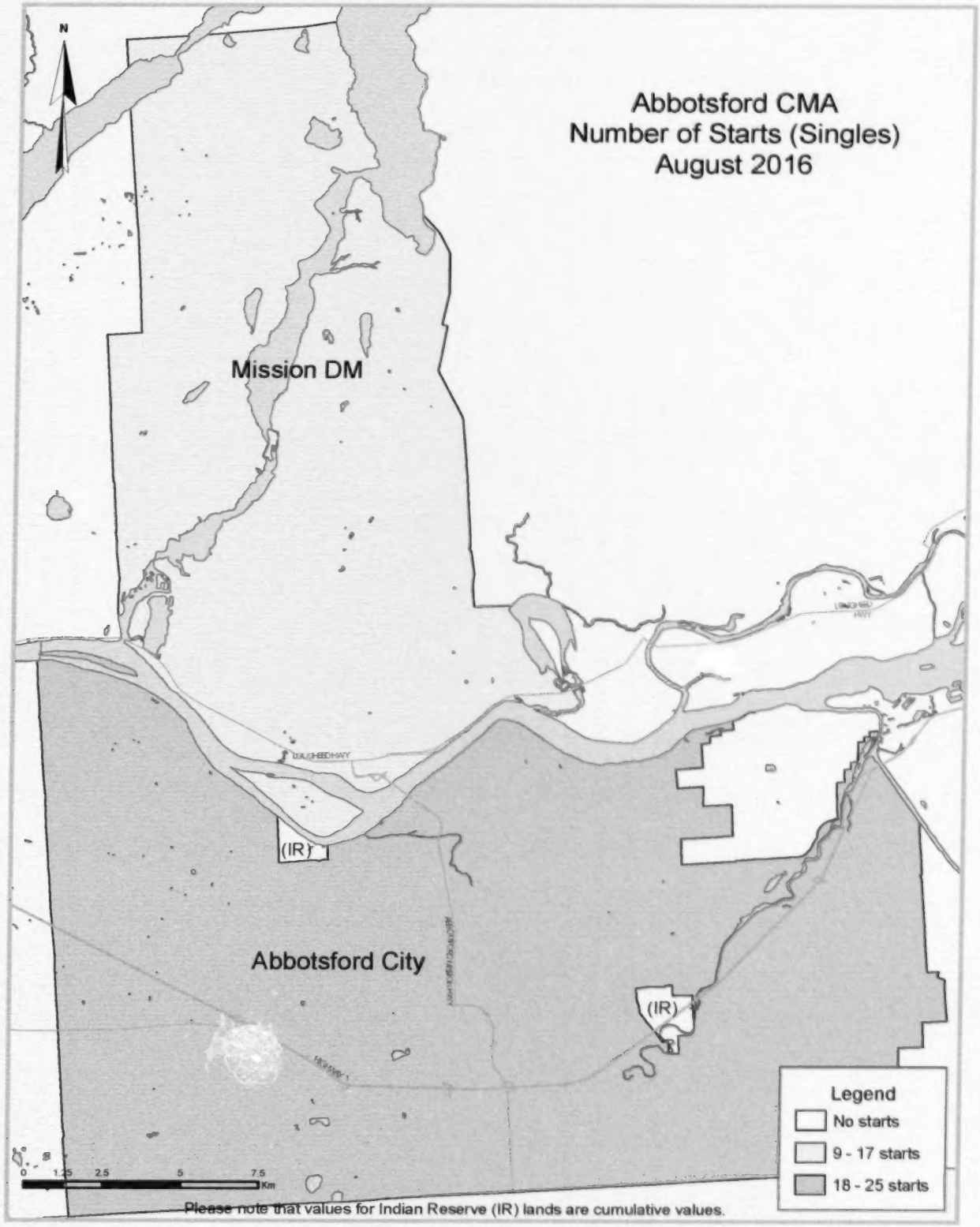

Vancouver CMA
Total Number of Starts
August 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
Burnaby
New Westminster
Delta
Richmond
West Vancouver
Vancouver
U.E.L.
Lion's Bay
Bowen Island
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
2 - 191 starts
192 - 380 starts
381 - 569 starts

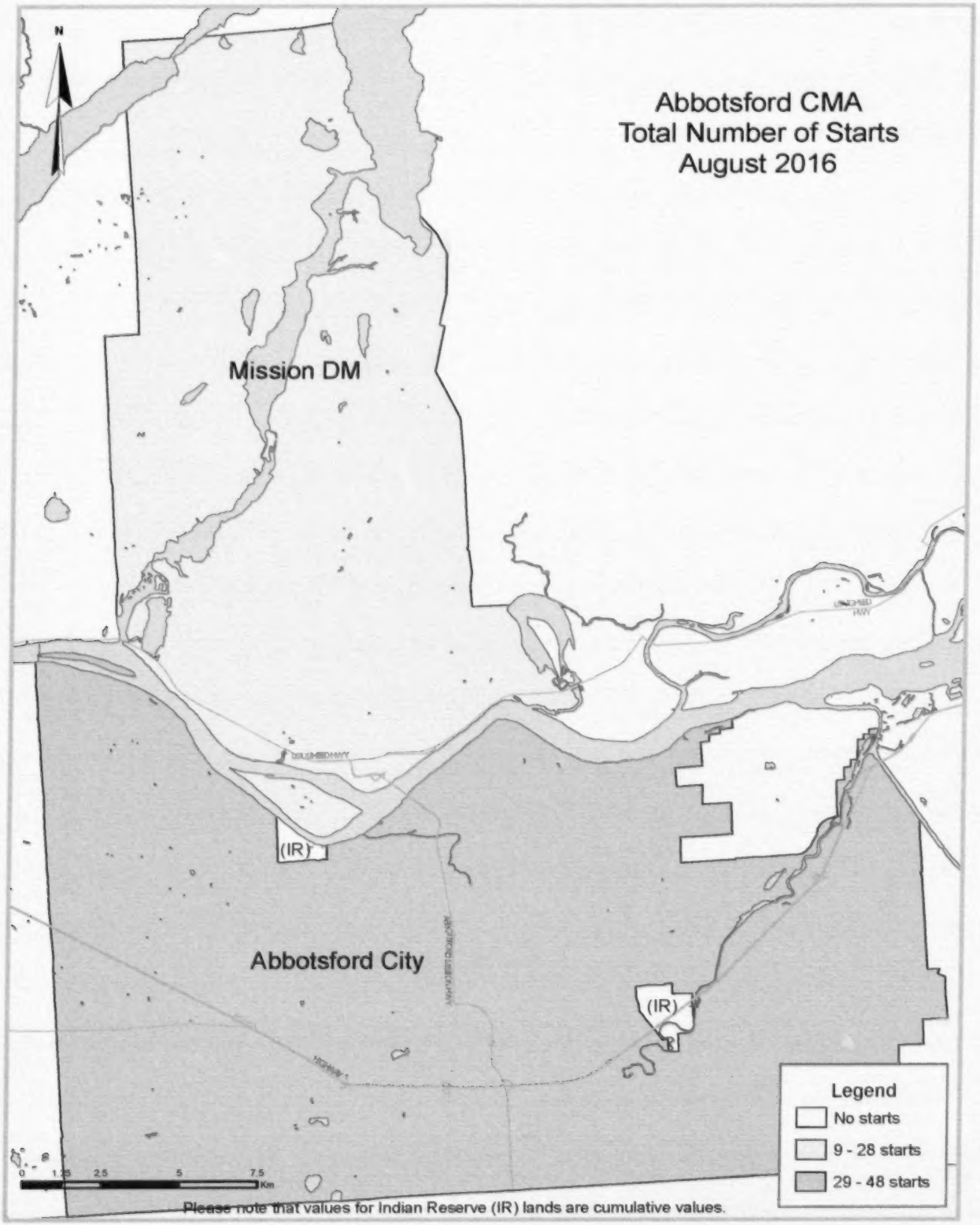

Vancouver CMA
Number of Starts (Multiples)
January - August 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley District
Langley City
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 2028 starts
2029 - 4055 starts
4056 - 6083 starts
0 2 4 8 12 Km
N

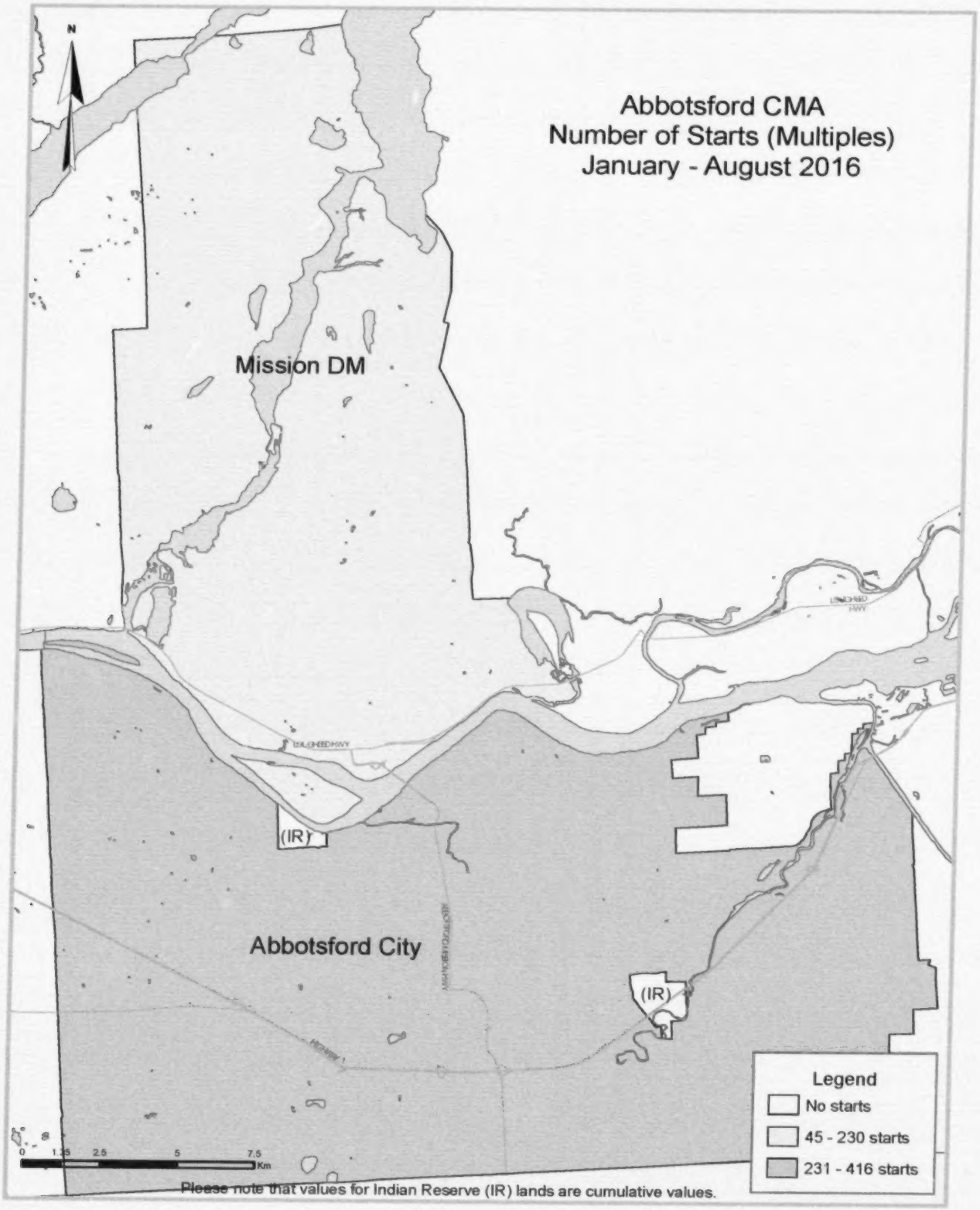

Vancouver CMA
Number of Starts (Singles)
January - August 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 311 starts
312 - 622 starts
623 - 933 starts

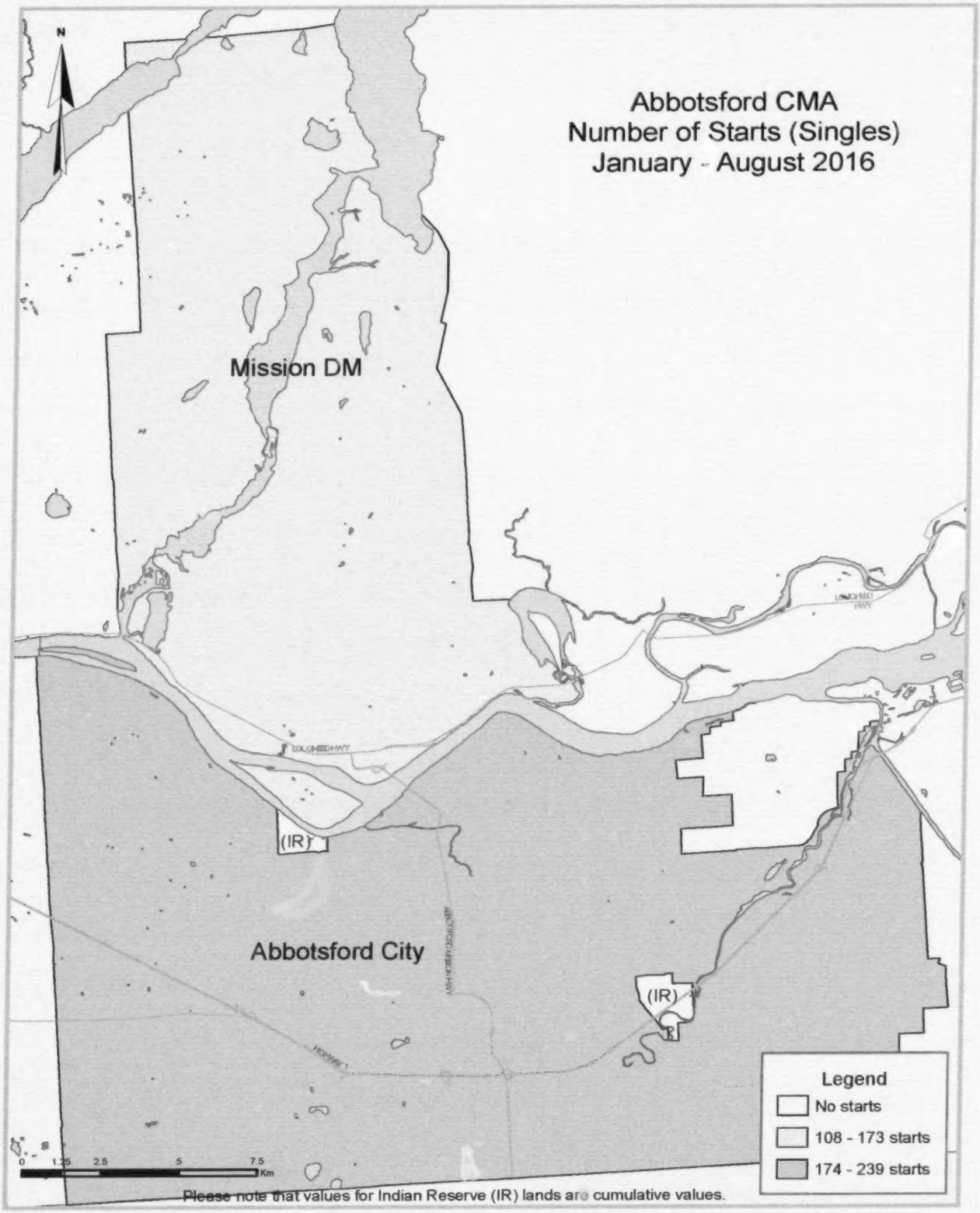

Vancouver CMA
Total Number of Starts
January - August 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 2339 starts
2340 - 4677 starts
4678 - 7016 starts

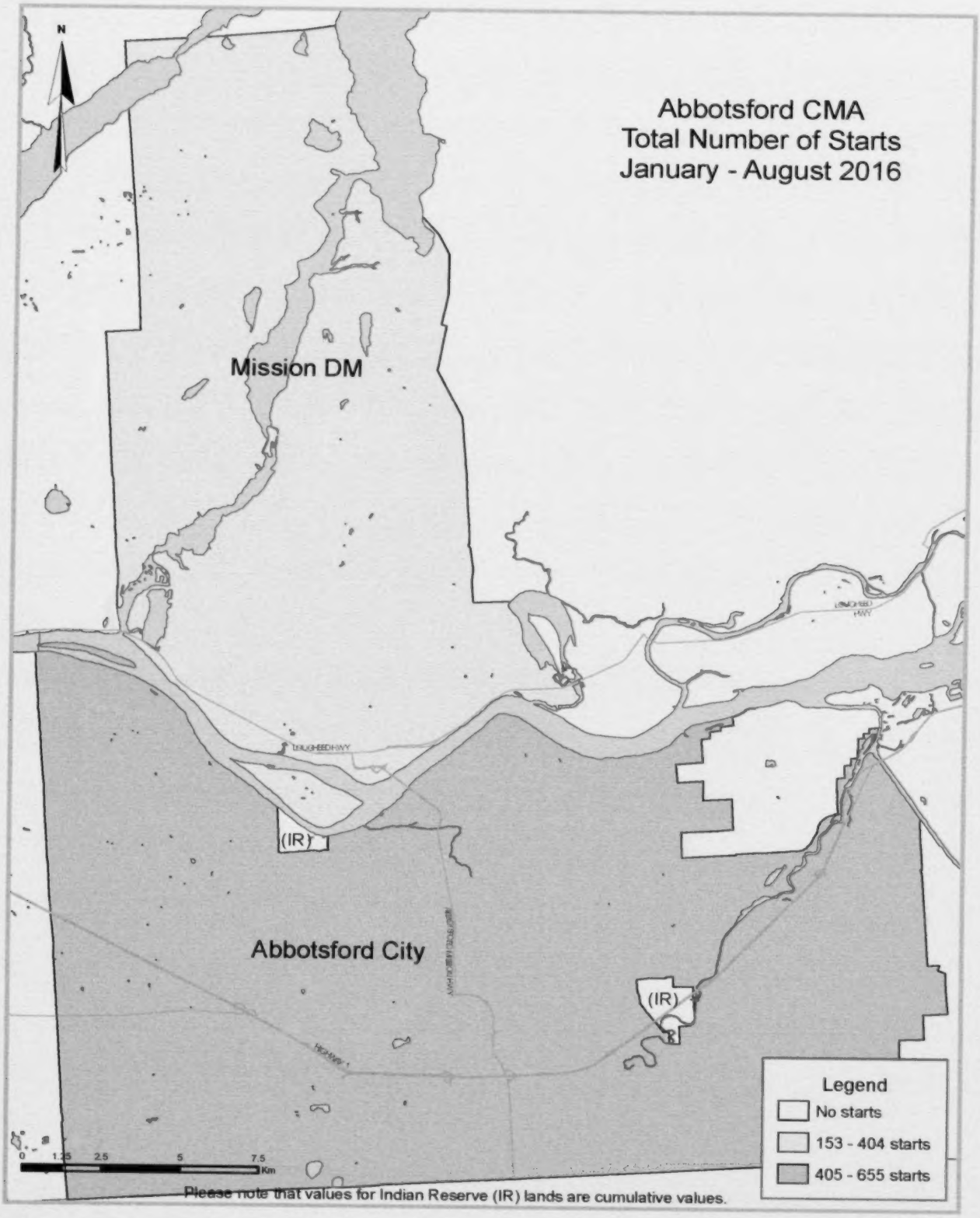

Abbotsford CMA
Number of Starts (Multiples)
August 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
23 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
August 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
9 - 17 starts
18 - 25 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
August 2016
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
9 - 28 starts
29 - 48 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - August 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
45 - 230 starts
231 - 416 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - August 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
108 - 173 starts
174 - 239 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - August 2016
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
153 - 404 starts
405 - 655 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2016		
Vancouver CMA[1]	July 2016	August 2016
Trend[2]	30,333	28,108
SAAR	24,682	24,013
	August 2015	August 2016
Actual		
August - Single-Detached	441	439
August - Multiples	1,021	1,614
August - Total	1,462	2,053
January to August - Single-Detached	3,126	3,579
January to August - Multiples	10,591	15,427
January to August - Total	13,717	19,006

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2016	378	24	0	10	249	1,150	51	191	2,053
August 2015	392	18	61	4	276	480	45	186	1,462
% Change	-3.6	33.3	-100.0	150.0	-9.8	139.6	13.3	2.7	40.4
Year-to-date 2016	3,072	198	74	54	2,343	9,325	455	3,485	19,006
Year-to-date 2015	2,765	218	69	38	1,731	6,629	323	1,944	13,717
% Change	11.1	-9.2	7.2	42.1	35.4	40.7	40.9	79.3	38.6
UNDER CONSTRUCTION									
August 2016	4,348	256	142	87	2,920	20,250	533	5,484	34,020
August 2015	3,902	280	69	43	2,232	16,606	375	3,320	26,827
% Change	11.4	-8.6	105.8	102.3	30.8	21.9	42.1	65.2	26.8
COMPLETIONS									
August 2016	302	10	0	2	231	316	50	329	1,240
August 2015	342	32	0	2	227	705	37	336	1,681
% Change	-11.7	-68.8	n/a	0.0	1.8	-55.2	35.1	-2.1	-26.2
Year-to-date 2016	2,563	194	28	29	1,849	5,797	327	2,045	12,832
Year-to-date 2015	2,464	220	0	12	1,757	4,875	277	1,992	11,597
% Change	4.0	-11.8	n/a	141.7	5.2	18.9	18.1	2.7	10.6
COMPLETED & NOT ABSORBED									
August 2016	741	44	8	9	91	268	n/a	n/a	1,161
August 2015	745	71	0	6	372	1,078	n/a	n/a	2,272
% Change	-0.5	-38.0	n/a	50.0	-75.5	-75.1	n/a	n/a	-48.9
ABSORBED									
August 2016	242	10	4	1	244	344	n/a	n/a	845
August 2015	365	34	0	5	233	798	n/a	n/a	1,435
% Change	-33.7	-70.6	n/a	-80.0	4.7	-56.9	n/a	n/a	-41.1
Year-to-date 2016	2,531	223	28	29	1,986	6,278	n/a	n/a	11,075
Year-to-date 2015	2,734	252	0	19	1,964	5,315	n/a	n/a	10,284
% Change	-7.4	-11.5	n/a	52.6	1.1	18.1	n/a	n/a	7.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
August 2016	27	8	0	0	0	429	0	18	482
August 2015	35	10	0	0	4	33	0	30	112
Delta									
August 2016	7	0	0	0	0	0	0	4	11
August 2015	13	0	0	0	0	0	0	8	21
Langley									
August 2016	28	6	0	6	28	0	2	20	90
August 2015	19	0	0	2	54	0	1	11	87
Maple Ridge / Pitt Meadows									
August 2016	40	0	0	0	12	40	0	2	94
August 2015	30	0	0	0	19	0	0	1	50
New Westminster									
August 2016	12	0	0	0	12	0	0	9	33
August 2015	8	2	0	0	10	48	0	6	74
North Vancouver									
August 2016	13	0	0	0	0	0	0	7	20
August 2015	15	0	0	0	0	0	0	11	26
Richmond									
August 2016	42	0	0	1	61	0	1	18	123
August 2015	42	0	0	0	25	204	0	8	279
Surrey									
August 2016	101	0	0	0	125	0	1	54	281
August 2015	111	0	0	2	140	0	0	53	306
Tri-Cities									
August 2016	20	2	0	2	0	281	0	14	319
August 2015	19	0	0	0	6	34	0	13	72
University Endowment Lands									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	161	0	0	161
Vancouver City									
August 2016	61	8	0	0	11	400	47	42	569
August 2015	86	6	57	0	18	0	44	40	251
West Vancouver									
August 2016	21	0	0	0	0	0	0	0	21
August 2015	7	0	0	0	0	0	0	0	7
White Rock									
August 2016	5	0	0	0	0	0	0	3	8
August 2015	5	0	4	0	0	0	0	5	14
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2016	378	24	0	10	249	1,150	51	191	2,053
August 2015	392	18	61	4	276	480	45	186	1,462

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
August 2016	386	68	0	0	158	3,166	0	391	4,169
August 2015	334	76	0	0	51	2,498	0	229	3,188
Delta									
August 2016	104	0	0	15	92	442	1	67	721
August 2015	116	0	0	0	35	435	2	132	720
Langley									
August 2016	234	14	24	31	509	495	2	237	1,546
August 2015	164	6	5	13	307	421	1	170	1,087
Maple Ridge / Pitt Meadows									
August 2016	291	0	9	0	260	87	1	18	666
August 2015	283	16	0	0	243	152	3	1	698
New Westminster									
August 2016	78	8	7	0	79	529	0	855	1,556
August 2015	52	4	0	0	32	941	0	13	1,042
North Vancouver									
August 2016	180	16	0	0	40	1,546	15	344	2,141
August 2015	173	8	0	0	151	700	7	428	1,467
Richmond									
August 2016	501	4	0	21	289	3,005	4	392	4,216
August 2015	418	4	0	9	265	2,980	8	92	3,776
Surrey									
August 2016	891	20	3	2	1,088	1,810	3	501	4,318
August 2015	833	6	0	16	762	1,625	18	423	3,683
Tri-Cities									
August 2016	274	16	8	3	226	1,627	10	211	2,375
August 2015	242	6	3	1	270	1,282	4	159	1,967
University Endowment Lands									
August 2016	15	0	0	0	0	214	0	0	229
August 2015	16	0	0	0	11	501	0	0	528
Vancouver City									
August 2016	1,000	110	87	9	165	7,103	491	2,429	11,394
August 2015	947	150	57	2	82	5,048	331	1,621	8,238
West Vancouver									
August 2016	263	0	0	2	14	77	2	0	358
August 2015	201	0	0	2	23	20	0	1	247
White Rock									
August 2016	62	0	4	0	0	149	0	37	252
August 2015	74	4	4	0	0	3	0	49	134
First Nations									
August 2016	19	0	0	0	0	0	4	0	23
August 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2016	4,348	256	142	87	2,920	20,250	533	5,484	34,020
August 2015	3,902	280	69	43	2,232	16,606	375	3,320	26,827

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
August 2016	24	2	0	0	0	0	0	16	42
August 2015	31	16	0	0	0	305	0	19	371
Delta									
August 2016	8	0	0	0	0	0	0	6	14
August 2015	12	2	0	0	0	0	0	6	20
Langley									
August 2016	19	0	0	1	19	0	3	15	57
August 2015	32	0	0	1	83	0	1	11	128
Maple Ridge / Pitt Meadows									
August 2016	34	0	0	0	18	0	1	0	53
August 2015	19	0	0	0	4	0	0	0	23
New Westminster									
August 2016	4	0	0	0	0	0	0	2	6
August 2015	8	0	0	0	10	0	0	0	18
North Vancouver									
August 2016	15	0	0	0	0	0	1	9	25
August 2015	13	4	0	0	0	0	0	6	23
Richmond									
August 2016	32	0	0	0	25	0	0	178	235
August 2015	20	0	0	0	0	0	0	3	23
Surrey									
August 2016	72	0	0	0	152	0	0	41	265
August 2015	81	0	0	1	106	89	0	42	319
Tri-Cities									
August 2016	34	0	0	0	17	249	0	23	323
August 2015	34	0	0	0	0	0	4	26	64
University Endowment Lands									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	1	0	0	0	0	0	0	0	1
Vancouver City									
August 2016	50	8	0	0	0	67	45	36	206
August 2015	70	10	0	0	17	301	32	219	649
West Vancouver									
August 2016	5	0	0	0	0	0	0	0	5
August 2015	13	0	0	0	0	0	0	0	13
White Rock									
August 2016	5	0	0	0	0	0	0	3	8
August 2015	7	0	0	0	0	10	0	4	21
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2016	302	10	0	2	231	316	50	329	1,240
August 2015	342	32	0	2	227	705	37	336	1,681

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
August 2016	70	14	0	0	0	2	n/a	n/a	86
August 2015	58	24	0	0	1	71	n/a	n/a	154
Delta									
August 2016	12	0	0	0	3	0	n/a	n/a	15
August 2015	15	0	0	0	3	13	n/a	n/a	31
Langley									
August 2016	14	0	4	3	7	0	n/a	n/a	28
August 2015	42	0	0	0	37	42	n/a	n/a	121
Maple Ridge / Pitt Meadows									
August 2016	11	0	0	0	11	73	n/a	n/a	95
August 2015	44	2	0	0	47	177	n/a	n/a	270
New Westminster									
August 2016	6	2	0	0	7	30	n/a	n/a	45
August 2015	6	0	0	0	36	7	n/a	n/a	49
North Vancouver									
August 2016	30	0	0	0	8	86	n/a	n/a	124
August 2015	28	2	0	0	14	147	n/a	n/a	191
Richmond									
August 2016	170	1	0	2	13	13	n/a	n/a	199
August 2015	110	1	0	1	27	132	n/a	n/a	271
Surrey									
August 2016	64	0	0	1	36	5	n/a	n/a	106
August 2015	96	0	0	3	163	273	n/a	n/a	535
Tri-Cities									
August 2016	46	0	4	0	1	35	n/a	n/a	86
August 2015	56	0	0	1	5	91	n/a	n/a	153
University Endowment Lands									
August 2016	1	0	0	0	0	0	n/a	n/a	1
August 2015	1	0	0	0	1	0	n/a	n/a	2
Vancouver City									
August 2016	282	27	0	2	5	21	n/a	n/a	337
August 2015	242	39	0	1	27	99	n/a	n/a	408
West Vancouver									
August 2016	22	0	0	0	0	0	n/a	n/a	22
August 2015	24	2	0	0	9	1	n/a	n/a	36
White Rock									
August 2016	11	0	0	0	0	3	n/a	n/a	14
August 2015	20	1	0	0	2	25	n/a	n/a	48
First Nations									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
August 2016	741	44	8	9	91	268	n/a	n/a	1,161
August 2015	745	71	0	6	372	1,078	n/a	n/a	2,272

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
August 2016	5	2	0	0	0	0	n/a	n/a	7
August 2015	36	17	0	0	0	329	n/a	n/a	382
Delta									
August 2016	7	0	0	0	4	0	n/a	n/a	11
August 2015	14	2	0	0	3	0	n/a	n/a	19
Langley									
August 2016	17	0	0	1	24	0	n/a	n/a	42
August 2015	39	0	0	1	98	23	n/a	n/a	161
Maple Ridge / Pitt Meadows									
August 2016	32	0	0	0	18	16	n/a	n/a	66
August 2015	27	0	0	0	4	0	n/a	n/a	31
New Westminster									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	8	0	0	0	5	5	n/a	n/a	18
North Vancouver									
August 2016	8	0	0	0	0	0	n/a	n/a	8
August 2015	14	3	0	0	2	8	n/a	n/a	27
Richmond									
August 2016	22	0	0	0	25	2	n/a	n/a	49
August 2015	24	0	0	1	0	0	n/a	n/a	25
Surrey									
August 2016	75	0	0	0	156	7	n/a	n/a	238
August 2015	90	0	0	0	106	80	n/a	n/a	276
Tri-Cities									
August 2016	25	0	4	0	17	249	n/a	n/a	295
August 2015	25	0	0	3	0	0	n/a	n/a	28
University Endowment Lands									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver City									
August 2016	37	8	0	0	0	70	n/a	n/a	115
August 2015	71	12	0	0	4	341	n/a	n/a	428
West Vancouver									
August 2016	9	0	0	0	0	0	n/a	n/a	9
August 2015	11	0	0	0	1	0	n/a	n/a	12
White Rock									
August 2016	5	0	0	0	0	0	n/a	n/a	5
August 2015	5	0	0	0	2	12	n/a	n/a	19
First Nations									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
August 2016	242	10	4	1	244	344	n/a	n/a	845
August 2015	365	34	0	5	233	798	n/a	n/a	1,435

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	2	0	0	0	0	0	0	2	2	0.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	8	0	0	0	4	178	39	183	51	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	4	2	0	0	0	2	4	6	8	-25.0
Burnaby - Central Park	1	5	0	4	0	0	253	4	254	13	**
Burnaby - Remainder	19	18	6	6	0	0	14	16	39	40	-2.5
Burnaby Total	27	35	8	10	0	4	447	63	482	112	**
Coquitlam	19	17	2	0	0	6	295	12	316	35	**
Delta - Tsawwassen	1	3	0	0	0	0	0	0	1	3	-66.7
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	6	10	0	0	0	0	4	8	10	18	-44.4
Delta	7	13	0	0	0	0	4	8	11	21	-47.6
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	36	21	6	6	28	48	20	11	90	86	4.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	40	28	12	0	0	19	42	1	94	48	95.8
New Westminster	12	8	0	2	12	10	9	54	33	74	-55.4
North Vancouver City	0	1	0	0	0	0	0	1	0	2	-100.0
North Vancouver DM	13	14	0	0	0	0	7	10	20	24	-16.7
Pitt Meadows	0	2	0	0	0	0	0	0	0	2	-100.0
Port Coquitlam	0	1	0	0	0	0	0	35	0	36	-100.0
Port Moody	3	1	0	0	0	0	0	0	3	1	200.0
Richmond	44	42	8	0	53	25	18	212	123	279	-55.9
Surrey - South	31	29	0	4	75	45	12	3	118	81	45.7
Surrey - Cloverdale	15	27	0	0	0	18	5	18	20	63	-68.3
Surrey - North	41	33	0	2	50	56	26	17	117	108	8.3
Surrey - Guildford	1	1	0	0	0	15	1	0	2	16	-87.5
Surrey - Whalley	14	23	0	0	0	0	10	15	24	38	-36.8
Surrey Total	102	113	0	6	125	134	54	53	281	306	-8.2
University Endowment Lands	0	0	0	0	0	0	0	161	0	161	-100.0
Vancouver - West End	0	0	0	0	0	0	4	0	4	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	1	0	0	0	0	177	0	177	1	**
Vancouver - Granville/Oak	0	0	0	0	0	0	0	57	0	57	-100.0
Vancouver - Kerrisdale	4	3	0	0	0	0	7	0	11	3	**
Vancouver - Marpole	3	3	0	0	0	0	0	0	3	3	0.0
Vancouver - Eastside	75	84	6	4	8	0	197	32	286	120	138.3
Vancouver - Mt. Pleasant	0	1	2	2	0	3	0	0	2	6	-66.7
Vancouver - Strath/Grand	2	0	0	0	0	0	1	0	3	0	n/a
Vancouver - Westside	24	38	0	0	3	15	56	8	83	61	36.1
Vancouver Total	108	130	8	6	11	18	442	97	569	251	126.7
West Vancouver	21	7	0	0	0	0	0	0	21	7	200.0
White Rock	5	5	0	0	0	4	3	5	8	14	-42.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	439	441	44	30	229	268	1,341	723	2,053	1,462	40.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	10	8	0	0	0	0	0	0	10	8	25.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	14	10	0	0	0	0	1	0	15	10	50.0
Burnaby - Mountain	0	0	0	0	0	0	75	158	75	158	-52.5
Burnaby - North	73	56	4	2	0	25	321	101	398	184	116.3
Burnaby - Lougheed Mall	3	3	0	0	0	0	125	3	128	6	**
Burnaby - South & East	30	17	8	10	0	0	28	14	66	41	61.0
Burnaby - Central Park	16	19	4	6	0	0	1,045	733	1,065	758	40.5
Burnaby - Remainder	133	114	42	44	68	0	300	96	543	254	113.8
Burnaby Total	255	209	58	62	68	25	1,894	1,105	2,275	1,401	62.4
Coquitlam	239	175	40	60	34	72	955	308	1,268	615	106.2
Delta - Tsawwassen	30	24	0	0	0	0	101	36	131	60	118.3
Delta - Ladner	15	15	2	0	90	15	2	3	109	33	**
Delta - North	38	52	0	0	0	0	33	364	71	416	-82.9
Delta	83	91	2	0	90	15	136	403	311	509	-38.9
Langley City	2	6	0	0	14	0	0	0	16	6	166.7
Langley District	245	164	16	14	504	355	151	331	916	864	6.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	328	257	16	18	220	115	53	48	617	438	40.9
New Westminster	47	32	4	2	86	10	610	354	747	398	87.7
North Vancouver City	41	27	14	4	7	0	568	778	630	809	-22.1
North Vancouver DM	94	92	0	0	15	39	613	121	722	252	186.5
Pitt Meadows	12	11	0	2	0	36	0	0	12	49	-75.5
Port Coquitlam	24	20	6	2	33	42	77	163	140	227	-38.3
Port Moody	13	11	0	0	7	14	1	0	21	25	-16.0
Richmond	316	288	14	22	187	152	1,162	996	1,679	1,458	15.2
Surrey - South	262	215	22	20	445	216	141	111	870	562	54.8
Surrey - Cloverdale	66	91	2	4	34	78	91	52	193	225	-14.2
Surrey - North	312	301	16	8	370	253	175	294	873	856	2.0
Surrey - Guildford	8	12	0	0	52	108	6	7	66	127	-48.0
Surrey - Whalley	81	102	2	0	27	0	139	1,150	249	1,252	-80.1
Surrey Total	729	721	42	32	928	655	552	1,614	2,251	3,022	-25.5
University Endowment Lands	1	3	0	0	0	11	0	396	1	410	-99.8
Vancouver - West End	0	0	0	0	0	0	4	0	4	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,723	482	1,723	482	**
Vancouver - Kitsilano	1	2	2	2	0	0	48	2	51	6	**
Vancouver - False Creek	0	1	0	0	0	0	486	0	486	1	**
Vancouver - Granville/Oak	5	5	2	0	8	0	137	76	152	81	87.7
Vancouver - Kerrisdale	37	33	0	0	0	0	12	4	49	37	32.4
Vancouver - Marpole	38	36	6	6	0	0	396	17	440	59	**
Vancouver - Eastside	625	532	42	68	56	18	1,680	1,004	2,403	1,622	48.2
Vancouver - Mt. Pleasant	3	2	20	28	8	3	644	116	675	149	**
Vancouver - Strath/Grand	11	9	4	16	0	5	397	195	412	225	83.1
Vancouver - Westside	213	246	2	4	32	19	374	84	621	353	75.9
Vancouver Total	933	866	78	124	104	45	5,901	1,980	7,016	3,015	132.7
West Vancouver	128	94	0	2	0	23	57	8	185	127	45.7
White Rock	32	41	0	4	0	4	109	25	141	74	90.5
First Nations	32	0	0	0	0	0	0	0	32	0	n/a
Vancouver CMA	3,579	3,126	290	348	2,297	1,613	12,840	8,630	19,006	13,717	38.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	4	0	0	176	33	2	6
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	2	4
Burnaby - Central Park	0	0	0	0	253	0	0	4
Burnaby - Remainder	0	0	0	0	0	0	14	16
Burnaby Total	0	4	0	0	429	33	18	30
Coquitlam	0	6	0	0	281	0	14	12
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	4	8
Delta	0	0	0	0	0	0	4	8
Langley City	0	0	0	0	0	0	0	0
Langley District	28	48	0	0	0	0	20	11
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	19	0	0	40	0	2	1
New Westminster	12	10	0	0	0	48	9	6
North Vancouver City	0	0	0	0	0	0	0	1
North Vancouver DM	0	0	0	0	0	0	7	10
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	34	0	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	53	25	0	0	0	204	18	8
Surrey - South	75	45	0	0	0	0	12	3
Surrey - Cloverdale	0	18	0	0	0	0	5	18
Surrey - North	50	56	0	0	0	0	26	17
Surrey - Guildford	0	15	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	0	10	15
Surrey Total	125	134	0	0	0	0	54	53
University Endowment Lands	0	0	0	0	0	161	0	0
Vancouver - West End	0	0	0	0	0	0	4	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	177	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	57	0	0
Vancouver - Kerrisdale	0	0	0	0	6	0	1	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	8	0	0	0	165	0	32	32
Vancouver - Mt. Pleasant	0	3	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	1	0
Vancouver - Westside	3	15	0	0	52	0	4	8
Vancouver Total	11	18	0	0	400	57	42	40
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	4	0	0	0	0	3	5
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	229	268	0	0	1,150	537	191	186

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	75	158	0	0
Burnaby - North	0	25	0	0	274	65	47	36
Burnaby - Lougheed Mall	0	0	0	0	123	0	2	3
Burnaby - South & East	0	0	0	0	0	0	28	14
Burnaby - Central Park	0	0	0	0	1,036	719	9	14
Burnaby - Remainder	68	0	0	0	78	0	222	96
Burnaby Total	68	25	0	0	1,586	942	308	163
Coquitlam	34	72	0	0	795	189	160	119
Delta - Tsawwassen	0	0	0	0	95	33	6	3
Delta - Ladner	90	15	0	0	0	0	2	3
Delta - North	0	0	0	0	0	317	33	47
Delta	90	15	0	0	95	350	41	53
Langley City	14	0	0	0	0	0	0	0
Langley District	504	355	0	0	68	166	83	165
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	220	115	0	0	40	47	13	1
New Westminster	86	10	0	0	55	341	555	13
North Vancouver City	7	0	0	0	438	644	130	134
North Vancouver DM	15	39	0	0	556	0	57	121
Pitt Meadows	0	36	0	0	0	0	0	0
Port Coquitlam	33	42	0	0	64	155	13	8
Port Moody	7	14	0	0	0	0	1	0
Richmond	187	152	0	0	1,084	934	78	62
Surrey - South	445	216	0	0	76	66	65	45
Surrey - Cloverdale	34	78	0	0	57	0	34	52
Surrey - North	370	253	0	0	0	120	175	174
Surrey - Guildford	52	108	0	0	0	0	6	7
Surrey - Whalley	27	0	0	0	81	1,077	58	73
Surrey Total	928	655	0	0	214	1,263	338	351
University Endowment Lands	0	11	0	0	0	396	0	0
Vancouver - West End	0	0	0	0	0	0	4	0
Vancouver - Downtown	0	0	0	0	1,045	160	678	322
Vancouver - Kitsilano	0	0	0	0	48	2	0	0
Vancouver - False Creek	0	0	0	0	351	0	135	0
Vancouver - Granville/Oak	8	0	0	0	129	74	8	2
Vancouver - Kerrisdale	0	0	0	0	6	0	6	4
Vancouver - Marpole	0	0	0	0	261	7	135	10
Vancouver - Eastside	56	18	0	0	1,238	703	442	301
Vancouver - Mt. Pleasant	8	3	0	0	443	115	201	1
Vancouver - Strath/Grand	0	5	0	0	365	150	32	45
Vancouver - Westside	32	19	0	0	328	40	46	44
Vancouver Total	104	45	0	0	4,214	1,251	1,687	729
West Vancouver	0	23	0	0	57	8	0	0
White Rock	0	4	0	0	89	0	20	25
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	2,297	1,613	0	0	9,355	6,686	3,485	1,944

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	2	1	0	0	0	2	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	8	176	37	2	6	183	51
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	4	0	0	2	4	6	8
Burnaby - Central Park	1	9	253	0	0	4	254	13
Burnaby - Remainder	25	24	0	0	14	16	39	40
Burnaby Total	35	45	429	37	18	30	482	112
Coquitlam	21	17	281	6	14	12	316	35
Delta - Tsawwassen	1	3	0	0	0	0	1	3
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	6	10	0	0	4	8	10	18
Delta	7	13	0	0	4	8	11	21
Langley City	0	1	0	0	0	0	0	1
Langley District	34	18	34	56	22	12	90	86
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	40	28	52	19	2	1	94	48
New Westminster	12	10	12	58	9	6	33	74
North Vancouver City	0	1	0	0	0	1	0	2
North Vancouver DM	13	14	0	0	7	10	20	24
Pitt Meadows	0	2	0	0	0	0	0	2
Port Coquitlam	0	1	0	34	0	1	0	36
Port Moody	1	1	2	0	0	0	3	1
Richmond	42	42	62	229	19	8	123	279
Surrey - South	31	29	75	49	12	3	118	81
Surrey - Cloverdale	14	27	0	18	6	18	20	63
Surrey - North	41	31	50	60	26	17	117	108
Surrey - Guildford	1	1	0	15	1	0	2	16
Surrey - Whalley	14	23	0	0	10	15	24	38
Surrey Total	101	111	125	142	55	53	281	306
University Endowment Lands	0	0	0	161	0	0	0	161
Vancouver - West End	0	0	0	0	4	0	4	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	1	177	0	0	0	177	1
Vancouver - Granville/Oak	0	57	0	0	0	0	0	57
Vancouver - Kerrisdale	4	3	6	0	1	0	11	3
Vancouver - Marpole	2	3	0	0	1	0	3	3
Vancouver - Eastside	44	51	173	0	69	69	286	120
Vancouver - Mt. Pleasant	2	3	0	3	0	0	2	6
Vancouver - Strath/Grand	1	0	0	0	2	0	3	0
Vancouver - Westside	16	31	55	15	12	15	83	61
Vancouver Total	69	149	411	18	89	84	569	251
West Vancouver	21	7	0	0	0	0	21	7
White Rock	5	9	0	0	3	5	8	14
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	402	471	1,409	760	242	231	2,053	1,462

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	9	7	1	0	0	1	10	8
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	13	10	1	0	1	0	15	10
Burnaby - Mountain	0	0	75	158	0	0	75	158
Burnaby - North	76	58	274	90	48	36	398	184
Burnaby - Lougheed Mall	3	3	123	0	2	3	128	6
Burnaby - South & East	38	27	0	0	28	14	66	41
Burnaby - Central Park	20	25	1,036	719	9	14	1,065	758
Burnaby - Remainder	175	158	146	0	222	96	543	254
Burnaby Total	312	271	1,654	967	309	163	2,275	1,401
Coquitlam	247	175	852	317	169	123	1,268	615
Delta - Tsawwassen	18	24	107	33	6	3	131	60
Delta - Ladner	12	15	95	15	2	3	109	33
Delta - North	38	52	0	317	33	47	71	416
Delta	68	91	202	365	41	53	311	509
Langley City	2	6	14	0	0	0	16	6
Langley District	245	153	569	534	102	177	916	864
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	331	262	272	172	14	4	617	438
New Westminster	50	34	141	351	556	13	747	398
North Vancouver City	47	28	445	644	138	137	630	809
North Vancouver DM	89	92	571	39	62	121	722	252
Pitt Meadows	11	13	0	36	1	0	12	49
Port Coquitlam	30	22	97	197	13	8	140	227
Port Moody	11	11	9	14	1	0	21	25
Richmond	299	276	1,299	1,115	81	67	1,679	1,458
Surrey - South	265	215	540	302	65	45	870	562
Surrey - Cloverdale	66	92	91	78	36	55	193	225
Surrey - North	331	282	366	396	176	178	873	856
Surrey - Guildford	8	12	52	108	6	7	66	127
Surrey - Whalley	81	102	110	1,077	58	73	249	1,252
Surrey Total	751	703	1,159	1,961	341	358	2,251	3,022
University Endowment Lands	1	3	0	407	0	0	1	410
Vancouver - West End	0	0	0	0	4	0	4	0
Vancouver - Downtown	0	0	1,045	160	678	322	1,723	482
Vancouver - Kitsilano	3	4	48	2	0	0	51	6
Vancouver - False Creek	0	1	351	0	135	0	486	1
Vancouver - Granville/Oak	5	60	137	17	10	4	152	81
Vancouver - Kerrisdale	31	25	6	0	12	12	49	37
Vancouver - Marpole	35	36	261	7	144	16	440	59
Vancouver - Eastside	366	371	1,266	723	771	528	2,403	1,622
Vancouver - Mt. Pleasant	23	30	451	118	201	1	675	149
Vancouver - Strath/Grand	11	23	365	155	36	47	412	225
Vancouver - Westside	166	205	360	61	95	87	621	353
Vancouver Total	640	755	4,290	1,243	2,086	1,017	7,016	3,015
West Vancouver	127	91	57	36	1	0	185	127
White Rock	32	49	89	0	20	25	141	74
First Nations	28	0	0	0	4	0	32	0
Vancouver CMA	3,344	3,052	11,722	8,398	3,940	2,267	19,006	13,717

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	1	0	0	0	7	0	0	0	8	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	4	0	0	0	0	3	1	8	5	60.0
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1	0	2	-100.0
Burnaby - South & East	2	5	0	8	0	0	1	5	3	18	-83.3
Burnaby - Central Park	5	5	0	0	0	0	3	309	8	314	-97.5
Burnaby - Remainder	12	16	2	8	0	0	9	8	23	32	-28.1
Burnaby Total	24	31	2	16	0	0	16	324	42	371	-88.7
Coquitlam	33	37	0	0	0	0	272	26	305	63	**
Delta - Tsawwassen	1	4	0	0	0	0	0	1	1	5	-80.0
Delta - Ladner	2	3	0	0	0	0	1	0	3	3	0.0
Delta - North	5	5	0	2	0	0	5	5	10	12	-16.7
Delta	8	12	0	2	0	0	6	6	14	20	-30.0
Langley City	0	2	0	0	0	0	0	0	0	2	-100.0
Langley District	23	32	0	2	19	81	15	11	57	126	-54.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	32	16	0	0	18	0	0	0	50	16	**
New Westminster	4	8	0	0	0	10	2	0	6	18	-66.7
North Vancouver City	2	2	0	4	0	0	2	1	4	7	-42.9
North Vancouver DM	14	11	0	0	0	0	7	5	21	16	31.3
Pitt Meadows	3	3	0	0	0	4	0	0	3	7	-57.1
Port Coquitlam	0	1	0	0	17	0	0	0	17	1	**
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	32	20	0	0	25	0	178	3	235	23	**
Surrey - South	18	20	10	10	104	29	1	3	133	62	114.5
Surrey - Cloverdale	8	7	0	0	0	47	5	3	13	57	-77.2
Surrey - North	30	42	0	0	33	20	23	85	86	147	-41.5
Surrey - Guildford	1	0	0	0	5	0	1	29	7	29	-75.9
Surrey - Whalley	15	13	0	0	0	0	11	11	26	24	8.3
Surrey Total	72	82	10	10	142	96	41	131	265	319	-16.9
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	4	0	0	0	9	0	13	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	192	0	192	-100.0
Vancouver - Kitsilano	0	1	0	0	0	0	0	50	0	51	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Kerrisdale	2	0	0	0	0	0	1	0	3	0	n/a
Vancouver - Marpole	2	4	2	0	0	0	1	0	5	4	25.0
Vancouver - Eastside	76	43	0	10	0	3	29	78	105	134	-21.6
Vancouver - Mt. Pleasant	1	0	2	0	0	0	59	90	62	90	-31.1
Vancouver - Strath/Grand	0	1	0	0	0	0	0	102	0	103	-100.0
Vancouver - Westside	14	52	0	0	0	14	4	8	18	74	-75.7
Vancouver Total	95	102	8	10	0	17	103	520	206	649	-68.3
West Vancouver	5	13	0	0	0	0	0	0	5	13	-61.5
White Rock	5	7	0	0	0	0	3	14	8	21	-61.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	354	381	20	44	221	215	645	1,041	1,240	1,681	-26.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	9	6	0	0	0	0	0	0	9	6	50.0
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	5	11	0	0	0	30	1	0	6	41	-85.4
Burnaby - Mountain	0	0	0	0	0	0	115	95	115	95	21.1
Burnaby - North	48	50	0	4	0	0	30	258	78	312	-75.0
Burnaby - Lougheed Mall	2	3	0	0	0	0	2	3	4	6	-33.3
Burnaby - South & East	16	17	16	28	0	42	258	12	290	99	192.9
Burnaby - Central Park	18	29	6	4	0	4	57	897	81	934	-91.3
Burnaby - Remainder	125	116	52	50	0	37	140	170	317	373	-15.0
Burnaby Total	209	215	74	86	0	83	602	1,435	885	1,819	-51.3
Coquitlam	175	195	30	26	62	66	653	408	920	695	32.4
Delta - Tsawwassen	21	36	2	0	0	0	186	3	209	39	**
Delta - Ladner	14	14	0	0	24	0	5	4	43	18	138.9
Delta - North	50	54	0	2	8	65	45	49	103	170	-39.4
Delta	85	104	2	2	32	65	236	56	355	227	56.4
Langley City	3	8	0	0	0	0	0	0	3	8	-62.5
Langley District	158	181	20	6	266	318	219	150	663	655	1.2
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	231	141	6	20	162	133	44	178	443	472	-6.1
New Westminster	31	42	2	4	32	55	468	0	533	101	**
North Vancouver City	30	30	4	16	0	12	17	300	51	358	-85.8
North Vancouver DM	98	107	0	0	100	25	216	398	414	530	-21.9
Pitt Meadows	14	11	4	2	4	8	1	64	23	85	-72.9
Port Coquitlam	16	17	2	0	58	48	10	68	86	133	-35.3
Port Moody	12	4	0	0	21	0	0	0	33	4	**
Richmond	288	200	20	22	168	53	1,160	879	1,636	1,154	41.8
Surrey - South	200	161	26	36	335	182	301	101	862	480	79.6
Surrey - Cloverdale	84	47	4	2	81	213	58	85	227	347	-34.6
Surrey - North	257	285	0	2	257	273	385	276	899	836	7.5
Surrey - Guildford	12	6	0	0	132	21	7	32	151	59	155.9
Surrey - Whalley	109	77	0	0	4	4	77	438	190	519	-63.4
Surrey Total	662	576	30	40	809	693	828	932	2,329	2,241	3.9
University Endowment Lands	4	3	0	0	11	0	235	94	250	97	157.7
Vancouver - West End	0	0	4	0	0	0	9	0	13	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	875	273	875	273	**
Vancouver - Kitsilano	2	5	0	4	0	0	0	51	2	60	-96.7
Vancouver - False Creek	0	1	0	0	0	0	321	189	321	190	68.9
Vancouver - Granville/Oak	4	6	0	8	10	0	11	4	25	18	38.9
Vancouver - Kerrisdale	25	28	0	0	0	0	26	31	51	59	-13.6
Vancouver - Marpole	37	39	6	4	0	0	69	214	112	257	-56.4
Vancouver - Eastside	464	433	42	70	18	11	1,330	428	1,854	942	96.8
Vancouver - Mt. Pleasant	2	1	22	12	12	0	59	118	95	131	-27.5
Vancouver - Strath/Grand	10	3	10	6	0	5	110	266	130	280	-53.6
Vancouver - Westside	192	196	4	2	28	14	310	107	534	319	67.4
Vancouver Total	736	712	88	106	68	30	3,120	1,681	4,012	2,529	58.6
West Vancouver	85	122	0	24	9	4	0	95	94	245	-61.6
White Rock	41	53	2	0	0	0	32	129	75	182	-58.8
First Nations	9	13	0	0	0	0	0	0	9	13	-30.8
Vancouver CMA	2,904	2,753	284	354	1,802	1,623	7,842	6,867	12,832	11,597	10.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	7	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	3	1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	1
Burnaby - South & East	0	0	0	0	0	0	1	5
Burnaby - Central Park	0	0	0	0	0	305	3	4
Burnaby - Remainder	0	0	0	0	0	0	9	8
Burnaby Total	0	0	0	0	0	305	16	19
Coquitlam	0	0	0	0	249	0	23	26
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	5	5
Delta	0	0	0	0	0	0	6	6
Langley City	0	0	0	0	0	0	0	0
Langley District	19	81	0	0	0	0	15	11
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	18	0	0	0	0	0	0	0
New Westminster	0	10	0	0	0	0	2	0
North Vancouver City	0	0	0	0	0	0	2	1
North Vancouver DM	0	0	0	0	0	0	7	5
Pitt Meadows	0	4	0	0	0	0	0	0
Port Coquitlam	17	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	25	0	0	0	0	0	178	3
Surrey - South	104	29	0	0	0	0	1	3
Surrey - Cloverdale	0	47	0	0	0	0	5	3
Surrey - North	33	20	0	0	0	60	23	25
Surrey - Guildford	5	0	0	0	0	29	1	0
Surrey - Whalley	0	0	0	0	0	0	11	11
Surrey Total	142	96	0	0	0	89	41	42
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	9	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	192
Vancouver - Kitsilano	0	0	0	0	0	50	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	0
Vancouver - Marpole	0	0	0	0	0	0	1	0
Vancouver - Eastside	0	3	0	0	0	59	29	19
Vancouver - Mt. Pleasant	0	0	0	0	58	90	1	0
Vancouver - Strath/Grand	0	0	0	0	0	102	0	0
Vancouver - Westside	0	14	0	0	0	0	4	8
Vancouver Total	0	17	0	0	67	301	36	219
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	10	3	4
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	221	215	0	0	316	705	329	336

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	30	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	115	95	0	0
Burnaby - North	0	0	0	0	0	239	30	19
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	3
Burnaby - South & East	0	42	0	0	245	0	13	12
Burnaby - Central Park	0	4	0	0	44	882	13	15
Burnaby - Remainder	0	37	0	0	42	118	98	52
Burnaby Total	0	83	0	0	446	1,334	156	101
Coquitlam	62	66	0	0	562	296	91	112
Delta - Tsawwassen	0	0	0	0	118	0	68	3
Delta - Ladner	24	0	0	0	0	0	5	4
Delta - North	8	65	0	0	0	0	45	49
Delta	32	65	0	0	118	0	118	56
Langley City	0	0	0	0	0	0	0	0
Langley District	266	318	0	0	100	65	119	85
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	162	133	0	0	40	103	4	75
New Westminster	32	55	0	0	452	0	16	0
North Vancouver City	0	12	0	0	0	165	17	135
North Vancouver DM	100	25	0	0	0	342	216	56
Pitt Meadows	4	8	0	0	0	64	1	0
Port Coquitlam	58	48	0	0	0	66	10	2
Port Moody	21	0	0	0	0	0	0	0
Richmond	168	53	0	0	938	533	222	346
Surrey - South	335	182	0	0	257	75	44	26
Surrey - Cloverdale	81	213	0	0	0	68	58	17
Surrey - North	257	273	0	0	227	125	158	151
Surrey - Guildford	132	21	0	0	0	29	7	3
Surrey - Whalley	4	4	0	0	0	390	77	48
Surrey Total	809	693	0	0	484	687	344	245
University Endowment Lands	11	0	0	0	235	0	0	94
Vancouver - West End	0	0	0	0	9	0	0	0
Vancouver - Downtown	0	0	0	0	521	81	354	192
Vancouver - Kitsilano	0	0	0	0	0	50	0	1
Vancouver - False Creek	0	0	0	0	321	189	0	0
Vancouver - Granville/Oak	10	0	0	0	11	3	0	1
Vancouver - Kerrisdale	0	0	0	0	22	27	4	4
Vancouver - Marpole	0	0	0	0	63	209	6	5
Vancouver - Eastside	3	11	15	0	1,080	241	250	187
Vancouver - Mt. Pleasant	12	0	0	0	58	118	1	0
Vancouver - Strath/Grand	0	5	0	0	66	119	44	147
Vancouver - Westside	28	14	0	0	268	0	42	107
Vancouver Total	53	30	15	0	2,419	1,037	701	644
West Vancouver	9	4	0	0	0	93	0	2
White Rock	0	0	0	0	3	90	29	39
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,787	1,623	15	0	5,797	4,875	2,045	1,992

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Anmore	0	0	1	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	1	0	7	0	0	0	8
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	4	0	0	3	1	8	5
Burnaby - Lougheed Mall	0	1	0	0	0	1	0	2
Burnaby - South & East	2	13	0	0	1	5	3	18
Burnaby - Central Park	5	5	0	305	3	4	8	314
Burnaby - Remainder	14	24	0	0	9	8	23	32
Burnaby Total	26	47	0	305	16	19	42	371
Coquitlam	33	33	249	0	23	30	305	63
Delta - Tsawwassen	1	4	0	0	0	1	1	5
Delta - Ladner	2	3	0	0	1	0	3	3
Delta - North	5	7	0	0	5	5	10	12
Delta	8	14	0	0	6	6	14	20
Langley City	0	2	0	0	0	0	0	2
Langley District	19	30	20	84	18	12	57	126
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	32	16	18	0	0	0	50	16
New Westminster	4	8	0	10	2	0	6	18
North Vancouver City	2	6	0	0	2	1	4	7
North Vancouver DM	13	11	0	0	8	5	21	16
Pitt Meadows	2	3	0	4	1	0	3	7
Port Coquitlam	0	1	17	0	0	0	17	1
Port Moody	1	0	0	0	0	0	1	0
Richmond	32	20	25	0	178	3	235	23
Surrey - South	18	19	114	40	1	3	133	62
Surrey - Cloverdale	8	7	0	47	5	3	13	57
Surrey - North	30	42	33	80	23	25	86	147
Surrey - Guildford	1	0	5	29	1	0	7	29
Surrey - Whalley	15	13	0	0	11	11	26	24
Surrey Total	72	81	152	196	41	42	265	319
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	4	0	9	0	0	0	13	0
Vancouver - Downtown	0	0	0	0	0	192	0	192
Vancouver - Kitsilano	0	1	0	50	0	0	0	51
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	1	0	1
Vancouver - Kerrisdale	2	0	0	0	1	0	3	0
Vancouver - Marpole	3	3	0	0	2	1	5	4
Vancouver - Eastside	36	34	0	62	69	38	105	134
Vancouver - Mt. Pleasant	3	0	58	90	1	0	62	90
Vancouver - Strath/Grand	0	1	0	102	0	0	0	103
Vancouver - Westside	10	41	0	14	8	19	18	74
Vancouver Total	58	80	67	318	81	251	206	649
West Vancouver	5	13	0	0	0	0	5	13
White Rock	5	7	0	10	3	4	8	21
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	312	374	549	934	379	373	1,240	1,681

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	6.7	4	26.7	1	6.7	5	33.3	4	26.7	15	1,600,000	1,582,928
Year-to-date 2015	2	25.0	0	0.0	3	37.5	2	25.0	1	12.5	8	-	1,860,608
Belcarra													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Bowen Island													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Year-to-date 2015	4	40.0	2	20.0	2	20.0	2	20.0	0	0.0	10	-	-
Burnaby													
August 2016	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	-	2,164,540
August 2015	0	0.0	0	0.0	26	72.2	9	25.0	1	2.8	36	1,335,000	1,422,651
Year-to-date 2016	0	0.0	4	2.1	54	27.7	113	57.9	24	12.3	195	1,692,500	1,846,100
Year-to-date 2015	0	0.0	12	5.1	142	60.7	76	32.5	4	1.7	234	1,390,000	1,463,898
Coquitlam													
August 2016	0	0.0	6	25.0	17	70.8	1	4.2	0	0.0	24	1,250,000	1,211,969
August 2015	0	0.0	4	14.3	12	42.9	12	42.9	0	0.0	28	1,327,500	1,408,668
Year-to-date 2016	5	2.8	27	15.1	114	63.7	32	17.9	1	0.6	179	1,255,000	1,277,273
Year-to-date 2015	3	1.4	107	50.5	72	34.0	29	13.7	1	0.5	212	985,000	1,098,529
Delta													
August 2016	0	0.0	0	0.0	6	85.7	0	0.0	1	14.3	7	-	1,484,599
August 2015	1	7.1	4	28.6	6	42.9	3	21.4	0	0.0	14	1,110,000	1,207,225
Year-to-date 2016	0	0.0	8	10.3	47	60.3	18	23.1	5	6.4	78	1,295,000	1,467,261
Year-to-date 2015	4	3.6	54	49.1	43	39.1	9	8.2	0	0.0	110	995,000	1,101,810
Langley City													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	-	-
Year-to-date 2015	2	20.0	7	70.0	1	10.0	0	0.0	0	0.0	10	-	-
Langley District													
August 2016	5	27.8	6	33.3	3	16.7	4	22.2	0	0.0	18	855,000	1,092,386
August 2015	19	50.0	10	26.3	6	15.8	3	7.9	0	0.0	38	755,000	919,721
Year-to-date 2016	35	25.0	58	41.4	26	18.6	17	12.1	4	2.9	140	870,000	1,052,208
Year-to-date 2015	85	47.0	50	27.6	22	12.2	19	10.5	5	2.8	181	770,000	975,676

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Maple Ridge													
August 2016	13	43.3	11	36.7	5	16.7	1	3.3	0	0.0	30	787,500	802,414
August 2015	21	91.3	2	8.7	0	0.0	0	0.0	0	0.0	23	600,000	595,122
Year-to-date 2016	200	78.4	37	14.5	16	6.3	2	0.8	0	0.0	255	630,000	667,315
Year-to-date 2015	154	86.5	19	10.7	5	2.8	0	0.0	0	0.0	178	605,000	621,928
New Westminster													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	2	25.0	3	37.5	3	37.5	0	0.0	0	0.0	8	-	898,825
Year-to-date 2016	2	6.5	9	29.0	16	51.6	4	12.9	0	0.0	31	995,000	1,081,401
Year-to-date 2015	18	36.7	17	34.7	14	28.6	0	0.0	0	0.0	49	782,500	850,773
North Vancouver City													
August 2016	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
August 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	10	41.7	12	50.0	2	8.3	24	-	1,544,491
Year-to-date 2015	0	0.0	0	0.0	13	37.1	22	62.9	0	0.0	35	1,527,500	1,651,296
North Vancouver DM													
August 2016	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	-	3,418,480
August 2015	0	0.0	0	0.0	6	50.0	4	33.3	2	16.7	12	1,510,000	1,801,667
Year-to-date 2016	0	0.0	0	0.0	11	11.8	55	59.1	27	29.0	93	2,130,000	2,324,969
Year-to-date 2015	0	0.0	0	0.0	23	20.0	77	67.0	15	13.0	115	1,890,000	1,994,431
Pitt Meadows													
August 2016	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
August 2015	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	641,225
Year-to-date 2016	9	69.2	3	23.1	1	7.7	0	0.0	0	0.0	13	-	-
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	-	641,225
Port Coquitlam													
August 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	6.3	11	68.8	4	25.0	0	0.0	0	0.0	16	-	803,250
Year-to-date 2015	3	23.1	10	76.9	0	0.0	0	0.0	0	0.0	13	-	786,790
Port Moody													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	9	75.0	2	16.7	1	8.3	12	1,300,000	1,443,711
Year-to-date 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Richmond													
August 2016	0	0.0	0	0.0	1	4.5	9	40.9	12	54.5	22	2,500,000	2,524,705
August 2015	0	0.0	1	4.0	8	32.0	12	48.0	4	16.0	25	1,670,000	1,847,272
Year-to-date 2016	0	0.0	7	3.1	14	6.3	111	49.6	92	41.1	224	2,200,000	2,381,966
Year-to-date 2015	0	0.0	9	3.7	75	30.6	120	49.0	41	16.7	245	1,800,000	1,874,249

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
August 2016	3	4.0	27	36.0	38	50.7	6	8.0	1	1.3	75	1,125,000	1,141,009
August 2015	21	23.3	50	55.6	16	17.8	3	3.3	0	0.0	90	867,500	920,717
Year-to-date 2016	66	9.8	279	41.4	216	32.0	91	13.5	22	3.3	674	995,000	1,180,320
Year-to-date 2015	233	36.4	272	42.5	86	13.4	33	5.2	16	2.5	640	825,000	953,288
University Endowment Lands													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Vancouver City													
August 2016	0	0.0	0	0.0	2	5.4	16	43.2	19	51.4	37	2,500,000	5,014,508
August 2015	0	0.0	0	0.0	13	18.3	24	33.8	34	47.9	71	2,475,000	2,836,016
Year-to-date 2016	2	0.4	8	1.8	53	11.8	158	35.3	227	50.7	448	2,500,000	3,025,965
Year-to-date 2015	5	1.0	8	1.5	99	19.0	192	36.9	217	41.7	521	2,170,000	2,486,329
West Vancouver													
August 2016	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	-	4,682,217
August 2015	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	3,895,000	4,708,091
Year-to-date 2016	0	0.0	0	0.0	0	0.0	14	15.6	76	84.4	90	3,950,000	4,207,651
Year-to-date 2015	0	0.0	0	0.0	2	1.6	17	13.9	103	84.4	122	3,120,000	3,560,808
White Rock													
August 2016	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	-	2,430,381
August 2015	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	-	1,762,000
Year-to-date 2016	0	0.0	2	4.2	4	8.3	25	52.1	17	35.4	48	2,100,000	2,314,584
Year-to-date 2015	0	0.0	5	12.8	9	23.1	16	41.0	9	23.1	39	-	1,871,569
First Nations													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	-	607,900
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	-	549,900
Vancouver CMA													
August 2016	22	9.1	51	21.0	74	30.5	47	19.3	49	20.2	243	1,285,000	2,069,805
August 2015	69	18.6	76	20.5	96	25.9	78	21.1	51	13.8	370	1,190,000	1,581,048
Year-to-date 2016	330	12.9	460	18.0	599	23.4	662	25.9	508	19.9	2,559	1,400,000	1,796,722
Year-to-date 2015	535	19.4	573	20.8	612	22.2	617	22.4	414	15.0	2,751	1,220,000	1,547,220

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2016						
Submarket	Aug 2016	Aug 2015	% Change	YTD 2016	YTD 2015	% Change
Anmore	-	-	n/a	1,582,928	1,860,608	-14.9
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	-	-	n/a	-	-	n/a
Burnaby	2,164,540	1,422,651	52.1	1,846,100	1,463,898	26.1
Coquitlam	1,211,969	1,408,668	-14.0	1,277,273	1,098,529	16.3
Delta	1,484,599	1,207,225	23.0	1,467,261	1,101,810	33.2
Langley City	-	-	n/a	-	-	n/a
Langley District	1,092,386	919,721	18.8	1,052,208	975,676	7.8
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	802,414	595,122	34.8	667,315	621,928	7.3
New Westminster	-	898,825	n/a	1,081,401	850,773	27.1
North Vancouver City	-	-	n/a	1,544,491	1,651,296	-6.5
North Vancouver DM	3,418,480	1,801,667	89.7	2,324,969	1,994,431	16.6
Pitt Meadows	-	641,225	n/a	-	641,225	n/a
Port Coquitlam	-	-	n/a	803,250	786,790	2.1
Port Moody	-	-	n/a	1,443,711	-	n/a
Richmond	2,524,705	1,847,272	36.7	2,381,966	1,874,249	27.1
Surrey	1,141,009	920,717	23.9	1,180,320	953,288	23.8
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	5,014,508	2,836,016	76.8	3,025,965	2,486,329	21.7
West Vancouver	4,682,217	4,708,091	-0.5	4,207,651	3,560,808	18.2
White Rock	2,430,381	1,762,000	37.9	2,314,584	1,871,569	23.7
First Nations	-	-	n/a	607,900	549,900	10.5
Vancouver CMA	2,069,805	1,581,048	30.9	1,796,722	1,547,220	16.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Vancouver

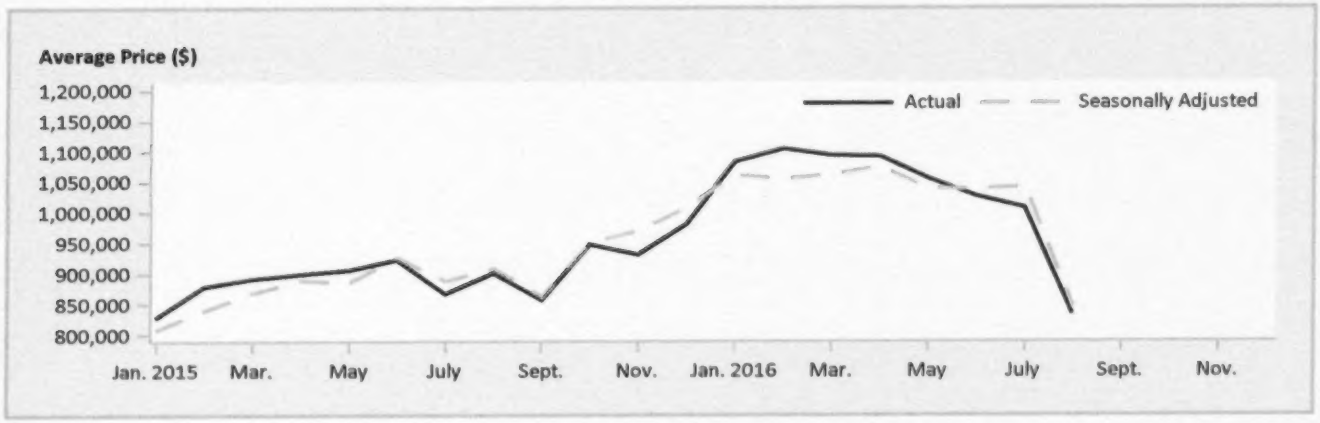


Figure 5.2: MLS® Residential Sales for Vancouver

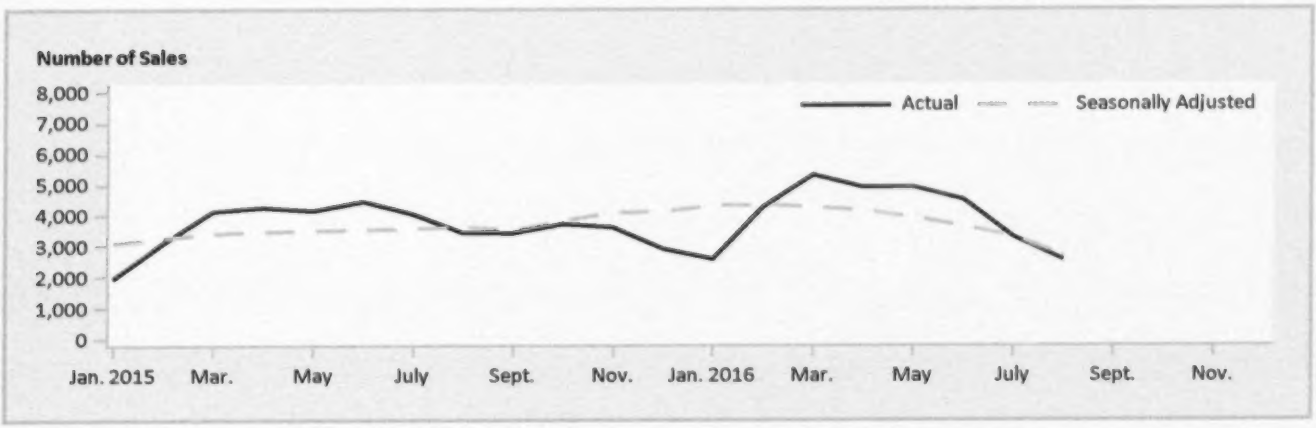
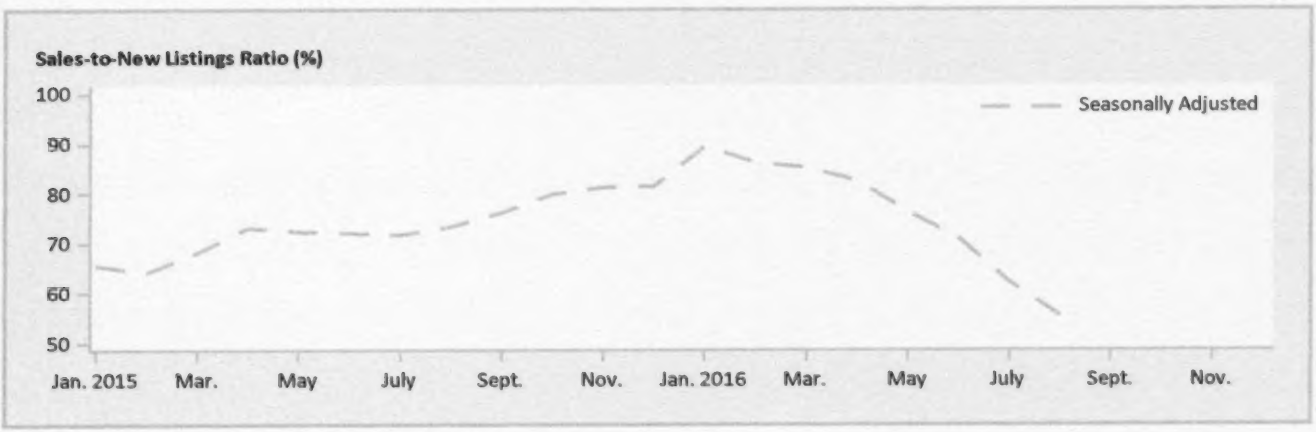


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Vancouver



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
August 2016

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	95.8	119.7	1,280	5.9	64.5	906
	February	567	2.89	4.74	95.8	120.6	1,279	5.9	64.4	913
	March	567	2.89	4.74	95.8	121.5	1,278	6.0	64.3	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.8	928
	May	561	2.89	4.64	96.4	122.4	1,274	6.1	64.0	934
	June	561	2.89	4.64	96.7	122.4	1,278	6.1	64.0	930
	July	561	2.89	4.64	97.0	122.5	1,286	6.0	64.2	921
	August	561	2.89	4.64	97.1	122.7	1,291	5.7	64.2	921
	September	561	2.89	4.64	97.5	122.7	1,300	5.8	64.6	925
	October	561	2.89	4.64	97.7	122.4	1,317	5.9	65.4	927
	November	561	3.14	4.64	98.2	122.7	1,330	5.8	65.8	926
	December	561	3.14	4.64	98.4	122.4	1,337	5.7	66.1	925
2016	January	561	3.14	4.64	98.8	122.7	1,337	5.7	66.0	932
	February	561	3.14	4.64	99.6	122.8	1,339	6.1	66.3	932
	March	561	3.14	4.64	100.0	124.0	1,342	6.3	66.5	924
	April	561	3.14	4.64	100.2	124.0	1,348	6.0	66.5	915
	May	561	3.14	4.64	101.3	124.9	1,352	5.7	66.4	913
	June	561	3.14	4.64	101.7	125.3	1,358	5.4	66.4	919
	July	567	3.14	4.74	102.3	125.7	1,366	5.5	66.8	921
	August	567	3.14	4.74		125.6	1,372	5.2	66.8	924
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2016	30	0	0	3	20	0	1	3	57
August 2015	45	0	0	0	25	0	2	13	85
% Change	-33.3	n/a	n/a	n/a	-20.0	n/a	-50.0	-76.9	-32.9
Year-to-date 2016	296	16	10	21	177	200	30	58	808
Year-to-date 2015	196	4	0	1	85	67	18	53	424
% Change	51.0	**	n/a	**	108.2	198.5	66.7	9.4	90.6
UNDER CONSTRUCTION									
August 2016	313	16	10	32	197	306	26	80	980
August 2015	239	4	0	0	99	196	17	63	618
% Change	31.0	**	n/a	n/a	99.0	56.1	52.9	27.0	58.6
COMPLETIONS									
August 2016	25	0	0	4	58	0	2	6	95
August 2015	16	0	0	0	8	0	1	6	31
% Change	56.3	n/a	n/a	n/a	**	n/a	100.0	0.0	**
Year-to-date 2016	271	0	0	13	137	67	19	51	558
Year-to-date 2015	133	0	0	1	58	150	18	26	386
% Change	103.8	n/a	n/a	**	136.2	-55.3	5.6	96.2	44.6
COMPLETED & NOT ABSORBED									
August 2016	18	0	0	0	5	73	n/a	n/a	96
August 2015	31	0	0	0	50	86	n/a	n/a	167
% Change	-41.9	n/a	n/a	n/a	-90.0	-15.1	n/a	n/a	-42.5
ABSORBED									
August 2016	26	0	0	4	62	0	n/a	n/a	92
August 2015	22	0	0	0	3	0	n/a	n/a	25
% Change	18.2	n/a	n/a	n/a	**	n/a	n/a	n/a	**
Year-to-date 2016	275	1	0	13	158	75	n/a	n/a	522
Year-to-date 2015	150	0	0	1	48	80	n/a	n/a	279
% Change	83.3	n/a	n/a	**	**	-6.3	n/a	n/a	87.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
August 2016	21	0	0	3	20	0	1	3	48
August 2015	43	0	0	0	25	0	2	13	83
Mission DM									
August 2016	9	0	0	0	0	0	0	0	9
August 2015	2	0	0	0	0	0	0	0	2
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2016	30	0	0	3	20	0	1	3	57
August 2015	45	0	0	0	25	0	2	13	85
UNDER CONSTRUCTION									
Abbotsford City									
August 2016	227	0	0	29	183	306	21	76	842
August 2015	165	0	0	0	99	196	9	63	532
Mission DM									
August 2016	86	16	10	3	14	0	5	4	138
August 2015	74	4	0	0	0	0	8	0	86
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2016	313	16	10	32	197	306	26	80	980
August 2015	239	4	0	0	99	196	17	63	618
COMPLETIONS									
Abbotsford City									
August 2016	20	0	0	4	58	0	0	6	88
August 2015	12	0	0	0	8	0	0	6	26
Mission DM									
August 2016	5	0	0	0	0	0	2	0	7
August 2015	4	0	0	0	0	0	1	0	5
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2016	25	0	0	4	58	0	2	6	95
August 2015	16	0	0	0	8	0	1	6	31

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
August 2016	14	0	0	0	5	73	n/a	n/a	92
August 2015	21	0	0	0	50	86	n/a	n/a	157
Mission DM									
August 2016	4	0	0	0	0	0	n/a	n/a	4
August 2015	10	0	0	0	0	0	n/a	n/a	10
First Nations									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
August 2016	18	0	0	0	5	73	n/a	n/a	96
August 2015	31	0	0	0	50	86	n/a	n/a	167
ABSORBED									
Abbotsford City									
August 2016	21	0	0	4	62	0	n/a	n/a	87
August 2015	11	0	0	0	3	0	n/a	n/a	14
Mission DM									
August 2016	5	0	0	0	0	0	n/a	n/a	5
August 2015	11	0	0	0	0	0	n/a	n/a	11
First Nations									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
August 2016	26	0	0	4	62	0	n/a	n/a	92
August 2015	22	0	0	0	3	0	n/a	n/a	25

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type August 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Abbotsford City	25	45	4	0	16	25	3	13	48	83	-42.2
Mission DM	9	2	0	0	0	0	0	0	9	2	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	34	47	4	0	16	25	3	13	57	85	-32.9

Table 2.1: Starts by Submarket and by Dwelling Type January - August 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	239	153	12	0	151	85	253	120	655	358	83.0
Mission DM	108	62	16	4	24	0	5	0	153	66	131.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	347	215	28	4	175	85	258	120	808	424	90.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Abbotsford City	16	25	0	0	0	0	3	13
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	16	25	0	0	0	0	3	13

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	151	85	0	0	200	67	53	53
Mission DM	24	0	0	0	0	0	5	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	175	85	0	0	200	67	58	53

Table 2.4: Starts by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Abbotsford City	21	43	23	25	4	15	48	83
Mission DM	9	2	0	0	0	0	9	2
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	30	45	23	25	4	15	57	85

Table 2.5: Starts by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	197	141	383	153	75	64	655	358
Mission DM	125	59	15	0	13	7	153	66
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	322	200	398	153	88	71	808	424

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Abbotsford City	24	12	0	0	58	8	6	6	88	26	**
Mission DM	7	5	0	0	0	0	0	0	7	5	40.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	31	17	0	0	58	8	6	6	95	31	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	227	86	2	2	135	56	116	176	480	320	50.0
Mission DM	76	66	0	0	0	0	2	0	78	66	18.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	303	152	2	2	135	56	118	176	558	386	44.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Abbotsford City	58	8	0	0	0	0	6	6
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	58	8	0	0	0	0	6	6

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	135	56	0	0	67	150	49	26
Mission DM	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	135	56	0	0	67	150	51	26

Table 3.4: Completions by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Abbotsford City	20	12	62	8	6	6	88	26
Mission DM	5	4	0	0	2	1	7	5
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	25	16	62	8	8	7	95	31

Table 3.5: Completions by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	201	75	217	209	62	36	480	320
Mission DM	70	58	0	0	8	8	78	66
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	271	133	217	209	70	44	558	386

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
August 2016	0	0.0	0	0.0	3	12.0	7	28.0	15	60.0	25	-	898,894
August 2015	4	36.4	3	27.3	1	9.1	0	0.0	3	27.3	11	470,000	583,527
Year-to-date 2016	17	8.1	23	10.9	52	24.6	82	38.9	37	17.5	211	655,000	673,587
Year-to-date 2015	12	15.2	23	29.1	20	25.3	9	11.4	15	19.0	79	557,500	598,227
Mission DM													
August 2016	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	-	447,672
August 2015	3	27.3	7	63.6	1	9.1	0	0.0	0	0.0	11	460,000	474,118
Year-to-date 2016	13	16.9	19	24.7	31	40.3	9	11.7	5	6.5	77	572,500	568,461
Year-to-date 2015	25	34.7	40	55.6	7	9.7	0	0.0	0	0.0	72	460,000	472,739
First Nations													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
August 2016	2	6.7	3	10.0	3	10.0	7	23.3	15	50.0	30	757,500	823,690
August 2015	7	31.8	10	45.5	2	9.1	0	0.0	3	13.6	22	460,000	528,823
Year-to-date 2016	30	10.4	42	14.6	83	28.8	91	31.6	42	14.6	288	640,000	645,481
Year-to-date 2015	37	24.5	63	41.7	27	17.9	9	6.0	15	9.9	151	495,000	536,373

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2016						
Submarket	Aug 2016	Aug 2015	% Change	YTD 2016	YTD 2015	% Change
Abbotsford City	898,894	583,527	54.0	673,587	598,227	12.6
Mission DM	447,672	474,118	-5.6	568,461	472,739	20.2
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	823,690	528,823	55.8	645,481	536,373	20.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Fraser Valley

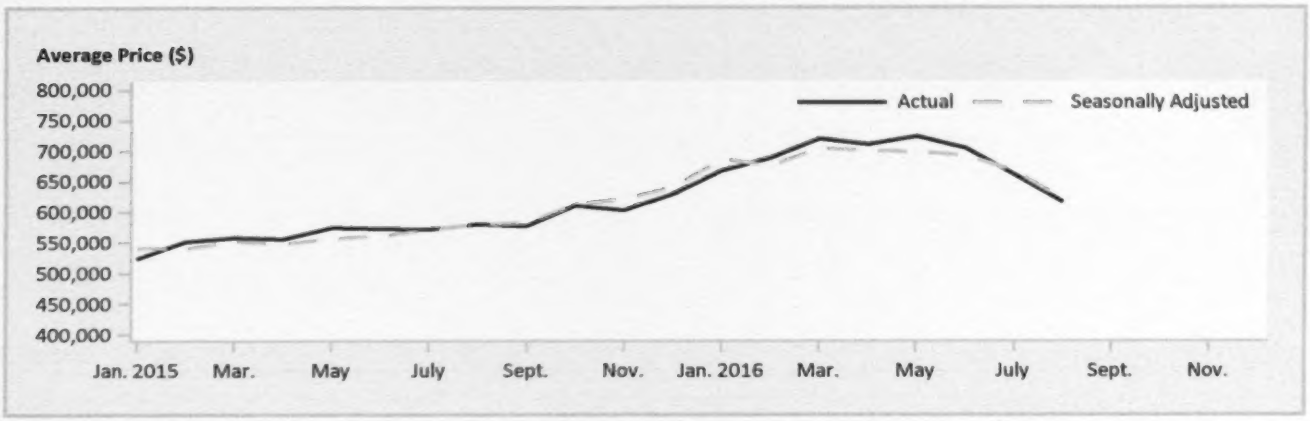


Figure 5.2: MLS® Residential Sales for Fraser Valley

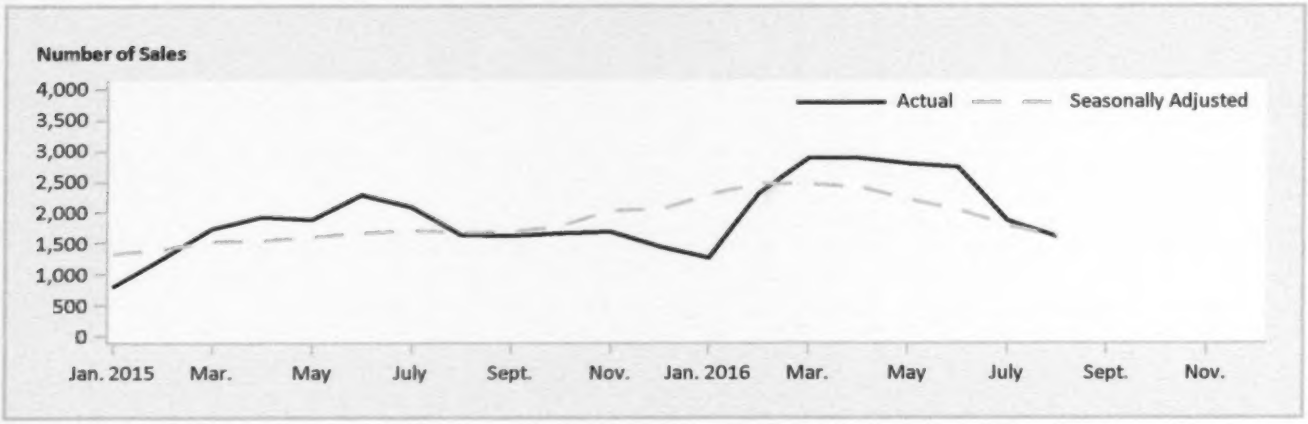
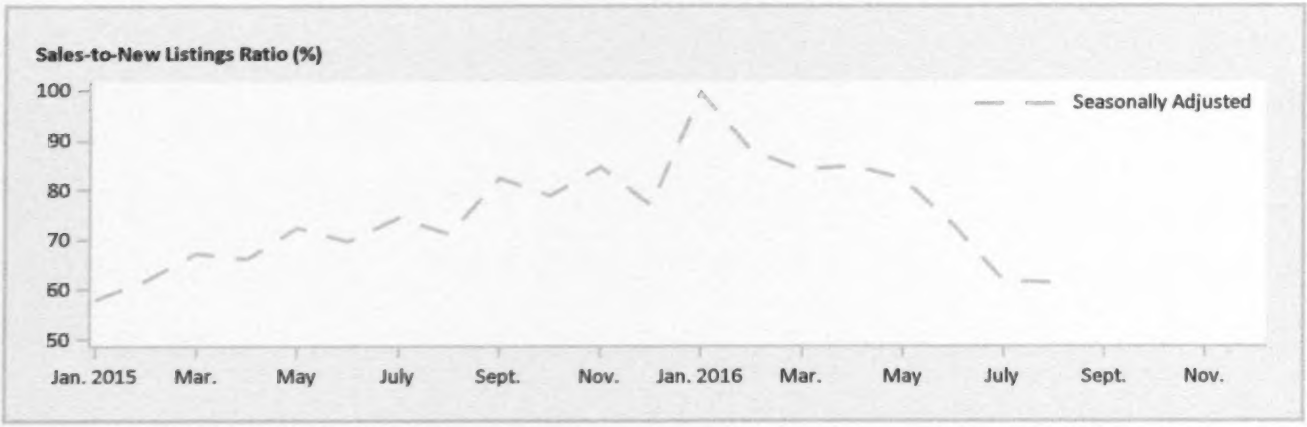


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Fraser Valley



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission.

Table 6: Economic Indicators
August 2016

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	94.4	118.0	88	5.9	64.6	846
	February	567	2.89	4.74	94.4	118.9	89	5.6	65.5	850
	March	567	2.89	4.74	94.4	119.8	91	5.7	66.7	854
	April	561	2.89	4.64	94.9	119.6	92	5.8	67.6	867
	May	561	2.89	4.64	94.9	120.6	93	5.6	68.0	866
	June	561	2.89	4.64	95.1	120.7	93	5.5	68.0	870
	July	561	2.89	4.64	95.4	120.8	92	5.5	67.4	870
	August	561	2.89	4.64	95.5	121.0	91	5.8	66.7	875
	September	561	2.89	4.64	95.8	121.0	90	6.1	66.2	863
	October	561	2.89	4.64	96.1	120.6	90	6.9	66.4	844
	November	561	3.14	4.64	96.5	120.8	90	7.2	66.6	823
	December	561	3.14	4.64	96.7	120.4	90	7.6	67.0	817
2016	January	561	3.14	4.64	97.1	120.7	90	7.3	66.7	825
	February	561	3.14	4.64	97.9	120.8	90	7.1	66.1	839
	March	561	3.14	4.64	98.2	121.8	89	7.0	65.3	861
	April	561	3.14	4.64	98.5	121.8	89	6.9	64.8	863
	May	561	3.14	4.64	99.5	122.7	88	7.2	64.7	867
	June	561	3.14	4.64	99.9	123.1	89	6.9	64.6	864
	July	567	3.14	4.74	100.5	123.3	90	6.3	65.3	871
	August	567	3.14	4.74		123.4	92	6.0	65.9	885
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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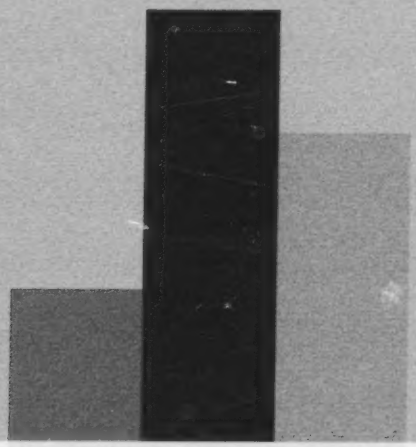

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